

**Wyncliffe Gardens
Cardiff
CF23**

£375,000



- FOUR DOUBLE BEDROOMS !
- Sought after Location
- Spread Across Three Floors
- Beautifully Presented
- Garage + Parking For Two Cars
- Main Bedroom With En-Suite Showroom
- Family Bathroom + WC
- Enclosed Rear Garden
- EPC Rating: TBC
- Council Tax Band - E

Ref: PRA12026

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully presented FOUR DOUBLE BEDROOM semi-detached home is a rare find, offering practical family living in a sought-after location, perfectly designed with families in mind.

The ground floor welcomes you with a spacious and light-filled living/dining room, ideal for family life. Patio doors open directly onto the private garden. A separate, contemporary kitchen offers ample room for everyday cooking, while a convenient downstairs WC adds practicality for guests and busy households.

The first floor features the impressive main bedroom, complete with a sleek en-suite shower room for added privacy and comfort. It also houses bedroom three, one of the four generously sized double bedrooms.

On the second floor, you'll find two generously sized double bedrooms and a modern family bathroom, offering plenty of space for children, guests, or home working.

This property truly stands out as the perfect family home, offering generous living space across three floors, where comfort and practicality go hand in hand. Whether you're a growing family or simply looking for more room to breathe, space will never be a compromise here.

Located near a lovely park with open playing fields, perfect for outdoor play and family time. The home also benefits from close proximity to excellent schools, local amenities, and the M4 link roads, making everyday life and commuting both easy and convenient.

Contact us today to arrange a viewing—this spacious and versatile family home is not to be missed!

Accommodation

Front

Paved path leading to entrance door, laid to lawn, driveway for two cars, with side access to rear garden



Entrance Hall

Enter via front door to entrance hall, painted walls and ceiling, laminate flooring, radiator.



Ground Floor WC

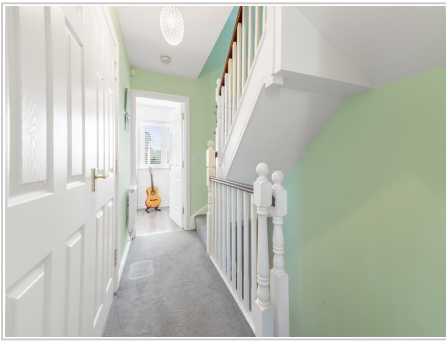
Close couple WC, wall mounted corner wash hand basin, radiator, glazed window to front aspect, painted walls and ceiling, vinyl flooring.

Kitchen

Range of wall and base units, stainless steel sink set upon work surfaces, fitted oven with integrated gas hob with steel splash back, extractor fan set above, tiled flooring, painted walls and ceiling, space for white goods, window to front aspect.

Living/Dining Room

Painted walls and ceiling, laminate flooring, french doors accessing the rear garden, radiator, feature electric fire with surround, window to rear aspect, built storage in cupboard.



First Floor Landing

Carpeted stairs and landing, painted walls and ceiling, large storage cupboard.



Bedroom 1

Laminate flooring, painted walls and ceilings, windows to front aspect, two radiators, door leading to en-suite.

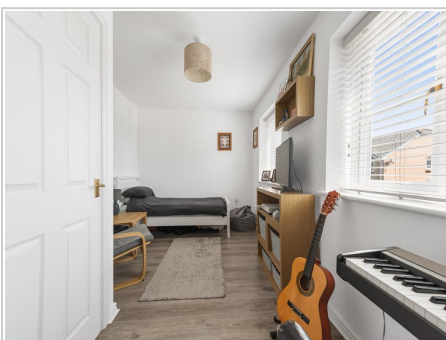


En-suite shower room

Shower cubicle with fully tiled walls, wall mounted mains operated shower, wash hand basin set upon vanity unit, close couple WC, vinyl tiled flooring, glazed window to side aspect, painted walls and ceiling.

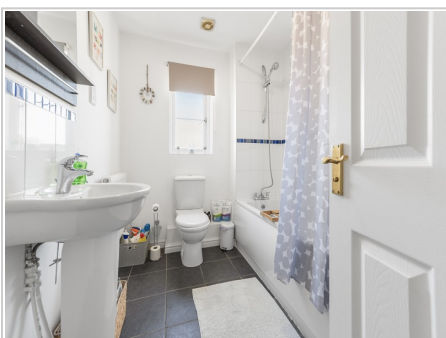
Bedroom 2

Painted walls and ceiling, Laminate flooring, windows to side aspect, two radiators.



Bedroom 3

Windows to front aspect, two radiators, painted walls and ceiling, laminate flooring.



Bathroom

Panelled bath with wall mounted mains operated shower, close couple WC, pedestal wash hand basin, glazed window to side aspect, tiled flooring, painted walls and ceiling.



Bedroom 4

Painted walls and ceiling, laminate flooring, windows to side aspect, two radiators.



Garden

Enclosed rear garden, paved patio area with paved pathway leading to further paved patio area, remainder laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

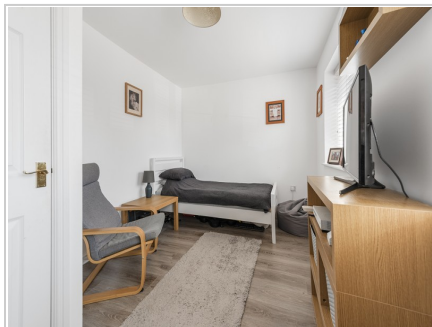
Tenure

We are informed that the tenure is Freehold

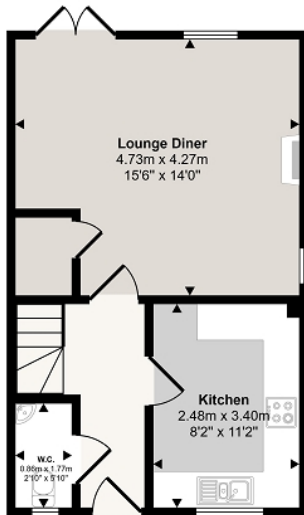
Council Tax

Band E

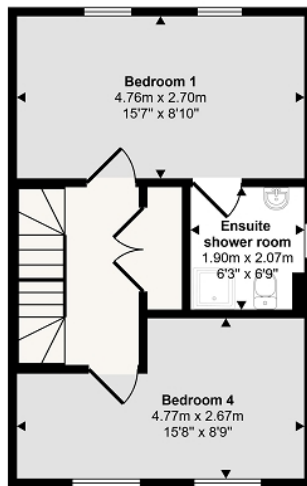




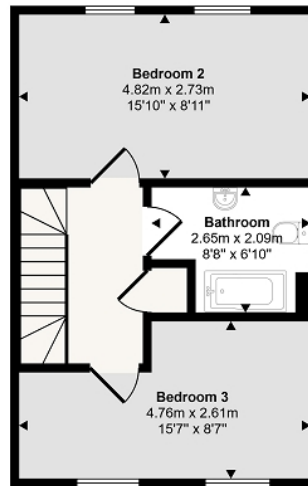
Approx Gross Internal Area
111 sq m / 1193 sq ft



Ground Floor
Approx 37 sq m / 398 sq ft



First Floor
Approx 37 sq m / 396 sq ft



Second Floor
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.