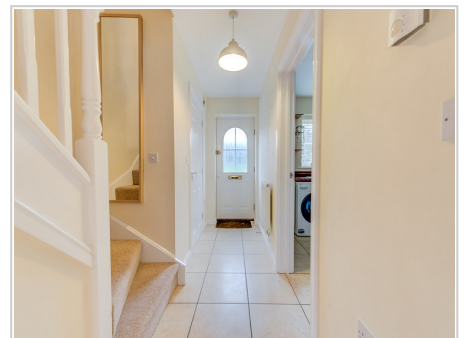


**Wyncliffe Gardens
Cardiff
CF23**

£350,000



- ****GUIDE PRICE £350,000 TO £360,000****
- Semi Detached House
- Garage And Driveway
- Three Double Bedrooms
- Excellent Location
- Family Bathroom, En Suite and Ground Floor WC
- Council Tax Band- E
- EPC Rating: TBC

Ref: PRA11928

Viewing Instructions: Strictly By Appointment Only

General Description

This beautifully presented THREE DOUBLE bedroom semi detached home offers modern living in a sought after location!

The ground floor greets you with a spacious living/dining room and a separate kitchen, perfect for everyday family life. A convenient ground floor WC adds practicality, ensuring ease for guests and busy households. The first floor continues to impress with two generously sized bedrooms and a well designed family bathroom offering a modern suite and a relaxing space for all.

The second floor of this home is where you'll find the main bedroom, offering a true sense of privacy and comfort. This spacious room features its own en suite bathroom, beautifully finished with modern fixtures. Adding to the appeal, the main bedroom includes a dedicated dressing room/nursery/study, offering plenty of space for your wardrobe and accessories, helping to keep everything neatly organised and within easy reach.

Further emphasising the perfect family home, is the location! Being situated across from a lovely park with open playing fields, ideal for children to run, play, and enjoy outdoor activities. Parents can easily watch their children from home, knowing they're safe and having a great time. With plenty of green space, the park becomes an extended garden, creating a wonderful environment for children to grow up in.

This property is within easy reach of local amenities and the M4 link roads, great for those that need to commute.

Contact us today to book a viewing! This property is a MUST SEE!

Accommodation

Entrance

Enter via double glazed door to the hallway, painted walls and ceiling, tiled flooring, radiator. Carpeted staircase to first floor.



Ground Floor WC

PVC double glazed window with obscured glass to front. Painted walls and ceilings, corner wash hand basin with tiled splash back, radiator, tiled flooring.



Kitchen

PVC double glazed window to front aspect. Painted walls and ceiling. Matching range of wall and base units set upon a complimentary work surface, stainless steel 1 1/2 bowl sink unit with mixer tap, stainless steel four point gas hob, stainless steel chimney style extractor with stainless steel splash back, integrated oven, Integrated dishwasher, spaces for washing machine and fridge/freezer, tiled flooring, radiator.



Living/Dining Room

PVC double glazed patio doors to rear garden, PVC windows to the rear and the side, painted walls and ceilings, carpet flooring, door to storage cupboard. Space for table and chairs.



First Floor Landing

Staircase leading to the second floor, painted walls and ceilings, carpet flooring, storage cupboard with water cylinder.



Bedroom 2

PVC double glazed window to rear aspect, painted walls and ceilings, newly fitted carpet flooring, two radiators, large floor to ceiling fitted wardrobes.



Bedroom 3

Two PVC double glazed windows to front. Painted walls and ceilings, newly fitted carpet flooring, radiator.



Family Bathroom

PVC double glazed obscured window to side. Painted walls and ceilings, wood effect vinyl flooring, close couple WC, pedestal wash hand basin with hot and cold mixer tap, panelled bath with hot and cold taps, tiled splash back to sink and bath area, extractor fan.

Second Floor Landing

Painted walls and ceilings, carpeted flooring.



Bedroom 1

PVC double glazed window to the front. Painted walls and ceilings, newly fitted carpet flooring, radiator, two built in storage cupboards.

Dressing Room/Nursery/Study

Currently used as a dressing room, but could easily be used as a nursery or study, painted walls and ceilings, carpet flooring, radiator, velux window, fitted clothes rack.



En Suite

Velux window, painted walls and ceilings, vinyl flooring, tiled splash back to sink and shower area, pedestal wash hand basin with hot and cold mixer tap, shower cubicle with chrome shower over, close couple WC, shaving point, radiator.

Outside

Front Garden

Off road parking via driveway, access to garage, side gate to rear garden.



Rear Garden

An "L" shaped garden with patio area and decorative chippings, fenced boundaries, side access to driveway.



Garage

Garage with up and over door. Power and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

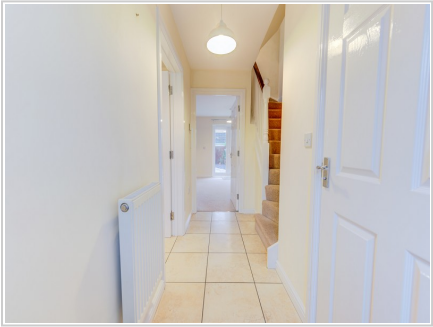
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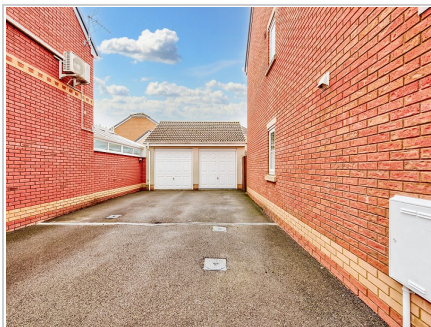
Tenure

We are informed that the tenure is Freehold

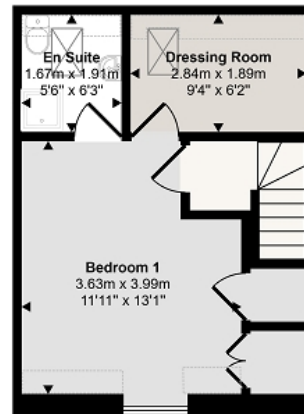
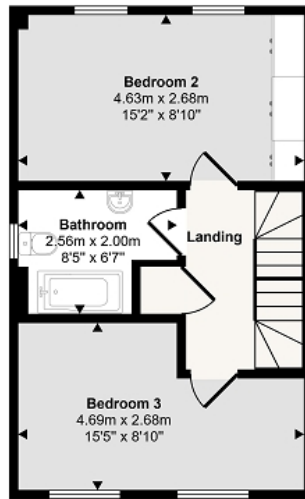
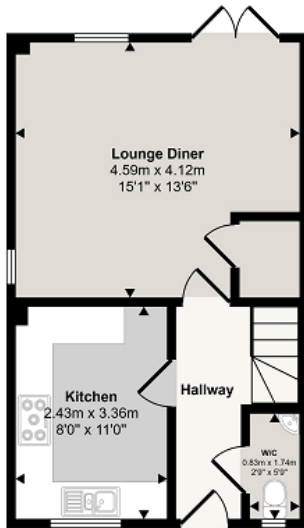
Council Tax

Band E





Approx Gross Internal Area
100 sq m / 1080 sq ft



Denotes head height below 1.5m

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		87
(69-80) C	77	
(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.