







10, Wynnstay Close

Cardiff, CF11 8NB

Watts & Morgan

10 Wynnstay Close

Cardiff CF11 8NB

£895 Per Calendar Month

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A spacious two bedroom, ground floor apartment with a large private garden. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, hallway, spacious living/dining room, kitchen, two double bedrooms and a bathroom. Externally the property benefits from a low maintenance private garden with rear lane access and one allocated parking space.

ACCOMMODATION

Entered via a partially glazed wooden door into a porch benefitting from carpeted flooring and a uPVC double-glazed window to the front elevation. A second wooden door leads into a hallway enjoying carpeted flooring.

The spacious living/dining room benefits from continuation of carpeted flooring, a recessed storage cupboard, a uPVC double-glazed window and a set of uPVC double-glazed sliding doors providing access to the garden.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled splash-back, a wall-mounted 'Ideal' combi boiler, a stainless steel sink with a mixer tap over and a uPVC double-glazed window to the front elevation.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom two is another spacious double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the front elevation.

The bathroom has been fitted with a three-piece suite comprising; a panelled bath with an electric shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and an extractor fan.

GARDENS AND GROUNDS

10 Wynnstay Close benefits from a large private garden providing ample space for outdoor entertaining and dining with a variety of mature shrubs, borders and trees and a pedestrian gate providing rear access.

The property further benefits from one allocated parking space.

ADDITIONAL INFORMATION

Leasehold - 125 years from 1989 (approx. 88 years remaining).

All mains services connected.

Council tax band 'D'.

EPC rating 'C'.

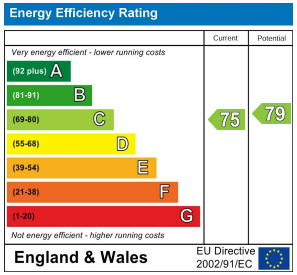
We have been reliably informed that the service charge is approx. £994pa to include building insurance.

We have been reliably informed that the ground rent is £100pa.

NB - Watts & Morgan are bound by the Consumer Protection from Unfair Trading Regulations 2008, to make all viewers aware that an unnatural death occurred at this property.



Total area: approx. 67.2 sq. metres (723.4 sq. feet)



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