

# Wyndham Crescent

CARDIFF, CF11 9EF

**GUIDE PRICE £235,000**

**Hern &  
Crabtree**



# Wyndham Crescent

A Beautifully Presented Two Bedroom Apartment with Garden Access

Perfectly positioned on the ever-popular Wyndham Crescent, this elegant two-bedroom first-floor apartment is tucked away within a well-maintained period property. Access to a communal garden, providing a rare and welcome outdoor retreat in this sought-after city location.

Stairs rise up to the hall that leads into a well-proportioned lounge/diner – a lovely space for entertaining or relaxing at the end of the day. The modern kitchen is both practical and thoughtfully designed, while two comfortable bedrooms offer ample room for both residents and guests. The contemporary bathroom, complete with shower, adds to the stylish finish throughout.

Ideal for professionals, first-time buyers or those looking to downsize without compromise, this superb apartment combines classic charm with modern comfort in a location that continues to grow in popularity.

With excellent transport links, local parks, and Cardiff city centre just a short stroll away.



**674.00 sq ft**

#### Entrance

Enter from the communal hallway. Stairs rise up to the hallway.

#### Hallway

Stairs rise up from the entrance. Split level hallway. Double glazed door leading to the communal garden. Double glazed window. Part wooden laminate flooring. Two radiators. Gas combination boiler. Loft access hatch. Rear loft access hatch.

#### Kitchen

A modern high gloss kitchen to include a wide range of base and eye level units incorporating one and a half bowl ceramic sink and drainer with complimentary solid oak wood work tops. Integrated fridge/freezer, dishwasher and washer/dryer. Fitted electric oven with gas hob and extractor hood over. Tiled splash backs with high gloss tiled flooring. uPVC double glazed window to front with fitted wooden blinds. Spotlights. Radiator.

#### Lounge/Diner

Two uPVC double glazed windows to front including fitted 'Hilarys' wooden shutters. Inset within chimney breast. Radiator.

#### Bedroom One

Double glazed window. Fitted 'Sharps' sliding wardrobe to one wall. Radiator.

#### Bedroom Two

Double glazed window. Fitted wardrobe. Radiator.

#### Bathroom

Double glazed obscured window. W/C and wash hand basin. L-shaped bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Communal Areas

##### Outside Front

Landscaped frontage with stone chipping border and pathway to front door. Gated side access.

##### Outside Rear

Stairs lead down from the hallway leading to a communal

garden. A shared garden between the two apartments. Mainly laid to lawn with block paved patio area and brick built barbecue. A variety of colourful shrubs, mature hedging and trees. External staircase to no. 94a.

#### Additional Information

Council Tax Band D (Cardiff). EPC rating D.

#### Tenure

Share of the freehold. 999 years from 2017 with 991 years remaining.

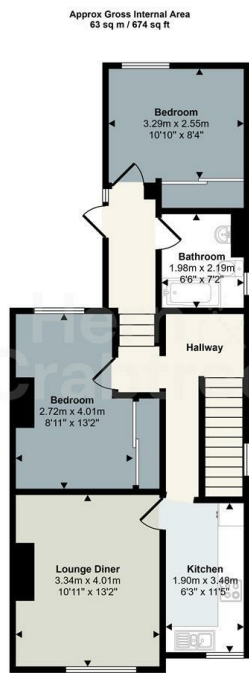
#### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



First Floor

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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 |         |           |
|                                             | 62      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Hern & Crabtree



02920 228135



pontcanna@hern-crabtree.co.uk



hern-crabtree.co.uk



87 Pontcanna Street, Pontcanna, Cardiff, CF11



9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.