

4 Cefn Coed Gardens, Cyncoed
cardiff

£350,000



A beautifully presented and spacious first-floor maisonette, enjoying a fabulous location just a short stroll from Roath Park Lake. Offering a private entrance, garage and parking, a generous boarded loft and a share of the freehold with a lease of over 900 years, this is a particularly appealing home in a highly sought-after area of Cyncoed.

Approached via its own private entrance, the property opens into a welcoming hall with useful built-in storage and stairs leading to the first floor. From here, the accommodation feels surprisingly spacious, with a lovely light and comfortable lounge enjoying access to a private balcony.

The impressive open-plan kitchen/dining room provides an excellent sociable space, with a good range of fitted units and integrated appliances, offering plenty of room for both everyday dining and entertaining.

There are two generous double bedrooms, both benefiting from built-in wardrobes, while the exceptional bathroom is a real feature of the property. Beautifully appointed, it includes a spacious and unusually shaped curved walk-in shower, with the added luxury of electric underfloor heating.

The property also benefits from a substantial loft space, which is insulated and fully boarded, providing excellent additional storage and accessed via a pull-down ladder.

Outside, there are well-kept communal gardens together with parking and a private garage, providing valuable additional storage and off-road parking.

LOCATION

The setting is undoubtedly one of the property's greatest attractions. Tucked away in a peaceful position just off Cefn Coed Road, it is within a pleasant stroll of the beautiful Roath Park Lake and its surrounding parkland. Cyncoed offers an excellent range of local amenities, while Cardiff city centre is readily accessible by road and public transport.

TENURE & CHARGES

The property is understood to be leasehold with a share of the freehold and benefits from a lease of over 900 years remaining. We understand there are 12 apartments within the development.

The current maintenance/service charge is understood



A beautifully presented and surprisingly spacious first-floor maisonette, ideally positioned in sought-after Cyncoed, just a short stroll along Cefn Coed Road to the beautiful Roath Park Lake. Enjoying its own private entrance, this lovely home offers a generous lounge with balcony, impressive open-plan kitchen/diner and two good-sized double bedrooms, both with built-in wardrobes. The beautifully appointed bathroom is a real feature, with an unusually spacious curved walk-in shower and electric underfloor heating. Further benefits include a substantial insulated and boarded loft with pull-down ladder, garage, parking and attractive communal gardens. The property is understood to have a lease of over 900 years remaining and a share of the freehold. A maintenance charge of approximately £175 pcm is understood to apply, including ground rent, subject to verification. A wonderful opportunity in a peaceful yet highly convenient location.

Council Tax Band: F

Property Type: Maisonette

Bedrooms: 2

Bathrooms: 1

Receptions: 2

- First Floor Maisonette
- Spacious Accommodation Throughout
- Two Double Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Dining/Living
- Stunning Bathroom
- Garage
- Share of Freehold
- Maintenance Charges circa £175 pcm
- Close to Roath Park Lake





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