



## Wyncliffe Gardens, £160,000

- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN AND LIVING AREA
- GREAT LOCATION
- EN-SUITE
- COUNCIL TAX- D
- EPC Rating: D



 2  2  1



## About the property

Peter Alan are delighted to present to the market this well presented two bedroom, ground floor apartment situated in the popular location of Wyncliffe Gardens, Cardiff. The property is located within a quiet residential Cul-de-sac and offers allocated parking, close to the A48/M4 providing easy access into Cardiff City Centre and also situated within walking distance to local shops, cafes and popular school catchments. Comfortably comprising of entrance hallway, open plan kitchen living area overlooking private forestry, family bathroom is generous with additional newly fitted en-suite and two double bedrooms. This is a must see property to appreciate it's size, reasonable charges and amazing potential as a first time purchase or investment.



## Accommodation

### Lounge/Kitchen

20' x 12' 5" ( 6.10m x 3.78m )

### Bedroom One

11' 7" x 10' 4" ( 3.53m x 3.15m )

### Ensuite

### Bedroom Two

11' 9" x 9' 7" ( 3.58m x 2.92m )

### Bathroom

02920 462246

albanyroad@peteralan.co.uk

## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

