

Hogg & Hogg
Estate Agents

# St. Edeyrns Road, Cyncoed, Cardiff, CF23 6TB

Cardiff

£289,000







Simply stunning, this gorgeous first floor two-bedroom apartment is set within an exclusive and highly sought-after development of just four flats, offering a wonderful sense of community and beautifully maintained communal gardens.

Beautifully presented throughout, the property enjoys an abundance of natural light and a fantastic sense of space. The accommodation briefly comprises a welcoming entrance hallway, a fabulous lounge with patio doors opening onto a charming private balcony, and an open-plan dining area ideal for both relaxing and entertaining. The recently fitted contemporary kitchen offers stylish and practical living, while the property further benefits from two generous double bedrooms, a modern replacement bathroom, and a separate WC.

Additional advantages include a remarkably long lease of over 980 years remaining, a peppercorn ground rent, and no formal service charges, with the four flat owners jointly agreeing and sharing maintenance costs equally.

Externally, the property benefits from its own allocated parking space and a garage.

Ideally situated within easy access of the A48 and approximately two and a half miles from Cardiff City Centre, the property is also close to the popular amenities and green spaces of Roath Park. The apartment falls within the catchment area for the highly regarded Rhydypenau Primary School and Cardiff High School, making it an excellent choice for a wide range of buyers.

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**Tenure:** Leasehold

**Council Tax Band:** E

**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 2

- Beautiful First Floor Apartment
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Modern Bathroom
- Cloakroom
- Parkings and Garage
- Long Lease of over 980 years
- EPC D
- Council Tax Band E


















## Hogg & Hogg Sales

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