

A first floor, purpose built maisonette, which has been completely refurbished, in the heart of Cyncoed Village.



285a Cyncoed Road
Cyncoed
Cardiff CF23 6PA

Accommodation Briefly Comprises: *Entrance Hall *Lounge *Kitchen/Diner
*Two Bedrooms *Bathroom *Front Garden *Garage

PRICE: £195,000 or offer

Location

Situated within easy driving distance of the A48. Catchment area for Rhydypenau Primary School and Cardiff High School. Cardiff City Centre is approximately two and a half miles away. Roath Park with all its amenities is a short driving distance away.

Ground floor**Hallway 11'3" X 9'9"****First floor****Landing**

Two uPVC double glazed windows. Double panelled radiator. Oak strip floors. Spotlights. Access to loft.

Entrance Hall 20'6" X 11'8"

Double panelled radiator. Part leaded front door. uPVC double glazed window. Terrazzo floor.

Lounge 16'7" X 11'6"

uPVC double glazed window. Double panelled radiator. Coving. Spotlights.

Kitchen/Diner 15'7" X 11'8"

Limestone flooring. Base and eye level cupboards. White one and a half bowl sink unit with mixer tap. Work top. AEG 4 ring gas hob. AEG electric oven. Hotpoint dishwasher. AEG stainless steel cooker hood. Tiled floor. Double panelled radiator. Three uPVC double glazed windows. Coving. Spotlights. Laundry Room with wall mounted gas fired central heating boiler. Plumbed for washing machine.

Bedroom One (front) 11'6" x 10'6"

uPVC double glazed window. Coving. Spotlights. Radiator.

Bedroom Two (front) 13'1" x 11'8"

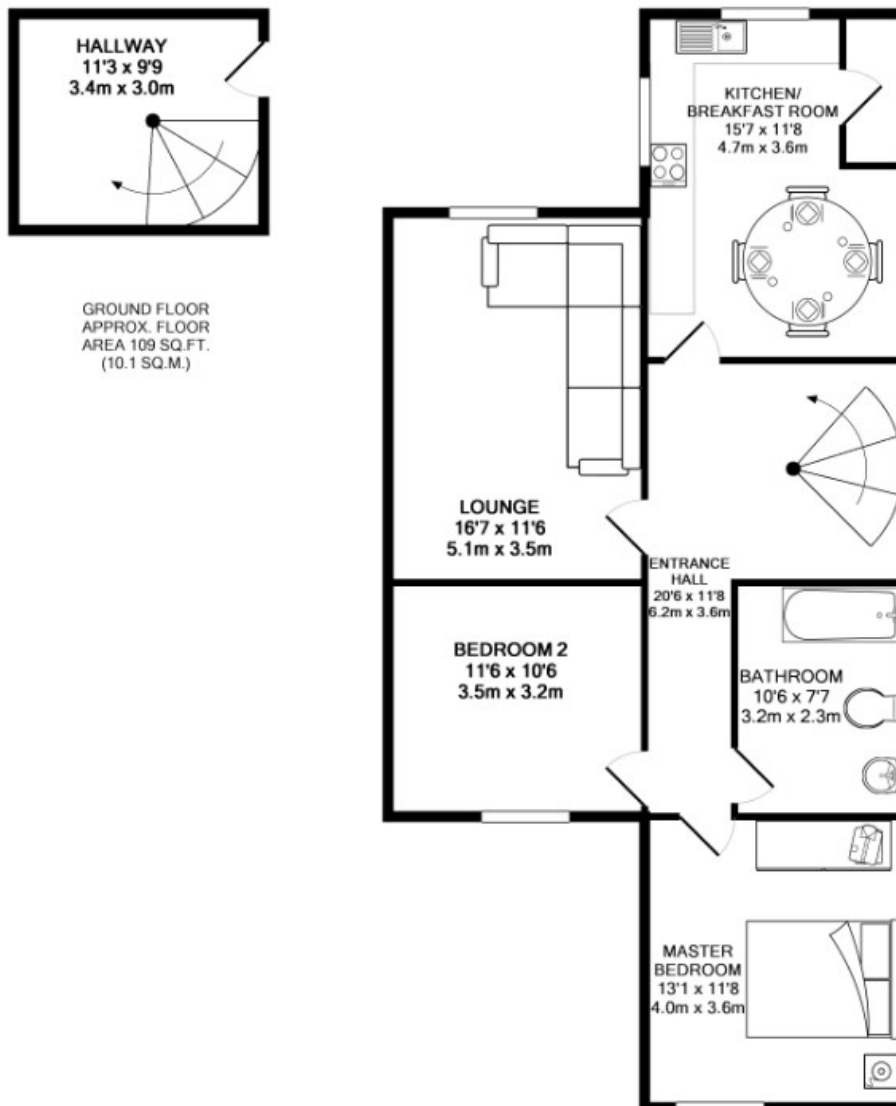
uPVC double glazed window. Built-in wardrobes. Coving. Spotlights. Double panelled radiator.

Bathroom/WC 10'6" X 7'7"

Limestone flooring. Panelled bath with electric shower over. Pedestal basin set in vanity unit. Low level WC. Tiled walls. Two uPVC double glazed window. Heated towel rail. Spotlights.

Outside**Single Garage****Garden to the front.****Tenure**

Leasehold - The owners of the flat own half of the freehold



1ST FLOOR
APPROX. FLOOR
AREA 884 SQ.FT.
(82.1 SQ.M.)

285A CYNCOED ROAD
TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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