

A first floor retirement maisonette in a complex of flats and bungalows,
administered by Wales & West Housing Association.



Flat 25 Clarendon
Cyncoed Avenue, Cyncoed
Cardiff CF23 6TJ

Accommodation Briefly Comprises: *Entrance Porch *Entrance Hall *Living
Room *Kitchen *Two Bedrooms *Bathroom/WC *Communal Gardens

PRICE: £109,950 or offer

Location

Situated within easy driving distance of the A48. Cardiff City Centre is approximately two and a half miles away. Roath Park with all its amenities is a short driving distance away.

Entrance Porch

Stairway and Stenna stairlift to first floor.

Entrance Hall

Entry phone system. Access to roof space. Large storage cupboard. Airing cupboard with Vaillant combi boiler. Double panelled radiator. Double glass doors leading to:

Living Room 18'4" x 14'9" (max)

uPVC double glazed window. Electric effect fire with adam style hardwood surround with marble back and hearth. Coving. Large walk-in storage cupboard. Double panelled radiator.

Kitchen 11'8" x 6'2"

Base and eye level cupboards. Work tops. Sink unit with mixer tap. Creda electric fan assisted oven. De Dietrich induction hob. uPVC double glazed window. Double panelled radiator. Part tiled walls. Plumbing for washing machine. Space for fridge freezer.

Bedroom One 13'6" x 9'11"

Radiator. uPVC double glazed window. Coving. Range of built-in wardrobes and other bedroom furniture.

Bedroom Two 8'10" x 7'8"

UPVC double glazed window. Radiator. Coving.

Bathroom/WC 7'5" x 6'1"

Large walk-in shower with electric shower over. Pedestal basin. Low level WC. Radiator. uPVC double glazed window.

Outside**Communal Gardens**

Tenure - Leasehold 999 years from 25th December 1986

Maintenance - We are advised that the monthly maintenance charge is about £166.87. We are advised that this covers ground rent, contribution to Warden's salary, building insurance, TV licence, water rates, window cleaning and maintenance of the building and ground. There is a resident Warden on site.

PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these details does not imply that they are in full and/or efficient working order. Sales details issued by this office on behalf of another Capital Group member have not been verified by us as accurate under the Property Misdescriptions Act 1991. Any intending purchaser requiring more information should make enquiries through this office.