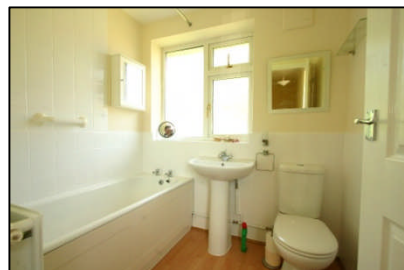


T86

hentons.co.uk

A centrally heated, double glazed, first floor maisonette with some lovely views.



46 Ogwen Drive
Cyncoed
Cardiff CF23 6LL

Accommodation Briefly Comprises: *Porch *Entrance Hall *Lounge *Kitchen
*Two Bedrooms *Bathroom/WC *Garden *No Chain

PRICE: £132,500 or offer

Location

Situated within easy driving distance of the A48. Catchment area for Lakeside Primary School and Cardiff High School. Cardiff City Centre is approximately 2 ½ miles away. Roath Park with all its amenities is a short driving distance away.

Entrance Porch

Tiled floor. Two storage cupboards.

Entrance Hall

uPVC double glazed door and window. Stairs to landing. Coving. Access to loft. Spotlights.

Lounge 13'10" x 12'10"

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

Kitchen 10'3" x 7'11"

Base and eye level cupboards. Working tops. Stainless steel sink unit with mixer tap. Candy 4 ring gas hob. Candy electric oven. Plumbed for automatic washing machine. Part tiled walls. Tiled floor. Aluminium double glazed window. Double panelled radiator. Spotlights.

Bedroom One 13'6" x 10'3"

Cupboard housing Worcester gas fired combi boiler. Double panelled radiator. uPVC double glazed window. Coving.

Bedroom Two 14'10" x 11'7" (max)

uPVC double glazed window. Coving. Double panelled radiator.

Bathroom/WC

Panelled bath with Gainsborough electric shower over. Pedestal basin. Low level WC. Double panelled radiator. uPVC double glazed window. Part tiled walls.

Outside

Mainly lawned front garden.

Tenure

Leasehold 100 years left.

Ground Rent: £50 per annum

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.