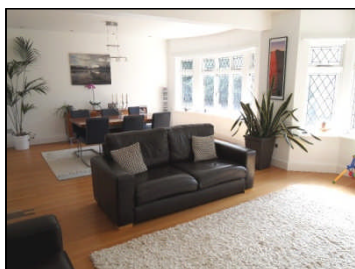


A rare opportunity to purchase a purpose built large two-storey first and second floor maisonette in this sought after position with its own back garden.



12a Cyncoed Place  
Cyncoed  
Cardiff CF23 6SG

Accommodation Briefly Comprises: \*Lounge/Dining Room  
\*Kitchen/Breakfast Room \*Four Bedrooms \*Bathroom/WC \*En Suite  
\*Gardens

**PRICE: £325,000 or offer**

### Ground Floor

#### **Entrance Porch**

With leaded side window. Stairs leading to first floor.

### First Floor

#### **Entrance Hall 10'10" x 7'5"**

Pine floor. Double panelled radiator. Cloak cupboard. Spotlights.

#### **Lounge/Dining Room 25'2" x 19'8" into bay**

Leaded bay windows. Two double panelled radiators. Pine stripped floor. Spotlights.

#### **Kitchen/Breakfast Room 15' x 12'11"**

Twin stainless steel sink with mixer tap. Base and eye level cupboards with work tops. 4-ring gas hob. Electric oven. Stainless steel cooker hood. Built-in dishwasher. Built-in fridge. Built-in freezer. Worcester gas fired central heating boiler. Part tiled walls. Spotlights. Leaded side window. uPVC double glazed stable door leading to rear garden. Coving. Radiator.

#### **Bedroom One (front) 16'2" x 12'3"**

Leaded window. Double panelled radiator. Spotlights. Coving. Walk-in cupboard.

#### **Bedroom Two (front) 15'4" x 12'6"**

Pine stripped floor. Leaded window. Double panelled radiator. Spotlights. Coving.

#### **Bathroom/WC**

Jacuzzi bath with Mira mixer shower over. Pedestal basin. Low level WC. Part tiled walls. Heated towel rail. Two leaded windows. Spotlights. Cupboard with plumbing for automatic washing machine.

### Second Floor

#### **Landing**

Two double glazed Velux windows.

#### **Bedroom Three (rear) 16' x 12'8"**

Three double glazed Velux windows. Double panelled radiator. Spotlights.

#### **En-Suite Bathroom/WC**

Jacuzzi bath with shower attachment. Large shower cubicle with Mira mains shower. Wash hand basin. Concealed low level WC. Heated towel rail. Tiled floor. Part tiled walls. Double glazed window. Spotlights.

#### **Bedroom Four (front) 12'7" x 11'2"**

Two Velux double glazed windows. Built-in wardrobe. Storage cupboard. Double panelled radiator.

Outside

**Garden**

Front and rear gardens.

**Parking.**

**Planning exists for a New Garage and Roof Terrace**

**Tenure**

Leasehold - 99 year lease from 2010

Ground Rent - £350 pa



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.