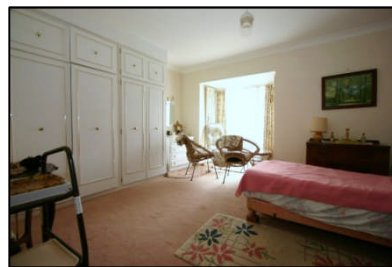


A spacious, centrally heated, ground floor maisonette, in need of modernisation, situated in the heart of Cyncoed village.



5 Sandwich Court
Cyncoed Road
Cyncoed
Cardiff CF23 6SS

Accommodation Briefly Comprises: *Hall *Lounge/Dining Room *Kitchen
*Two Bedrooms *En-Suite *Bathroom/WC *Garage *Communal Gardens
*No Chain

PRICE: £180,000 or offer

Location

Situated within easy access of the A48 and the M4. Cardiff City Centre is approximately two and a half miles away. Roath Park with all its amenities is a short driving distance away. Local shops at Cyncoed Village, which is within walking distance.

Catchment area for Rhydypenau Primary School and Cardiff High School.

Entrance Hall

uPVC double glazed front door. Coving. Radiator. Understairs storage cupboard. Cloak cupboard. Airing cupboard.

Living Room 19'9 x 14'2"

uPVC double glazed window to front. uPVC double glazed window and French door to the side. Double panelled radiator. Coving.

Kitchen 11'1 x 8'9"

Stainless steel sink unit. Base and eye level cupboards. Work tops. Part-tiled walls. uPVC double glazed window. Ideal gas fired central heating boiler. Plumbed for automatic washing machine.

Bedroom One 14'6" x 12'9"

Fitted wardrobes to one wall. Double panelled radiator. Coving. uPVC double glazed bay window.

Bedroom Two 13'2" x 11'2"

uPVC double glazed window. Fitted wardrobe. Double panelled radiator. Coving.

En-Suite Shower Room/WC

Shower cubicle with Aquatronic electric shower. Wash hand basin and low level WC. Part-tiled walls. uPVC double glazed window.

Bathroom/WC

uPVC double glazed window. Panelled bath. Pedestal basin. Low level WC. Tiled walls. Radiator.

Outside**Garage**

Single garage with up and over door.

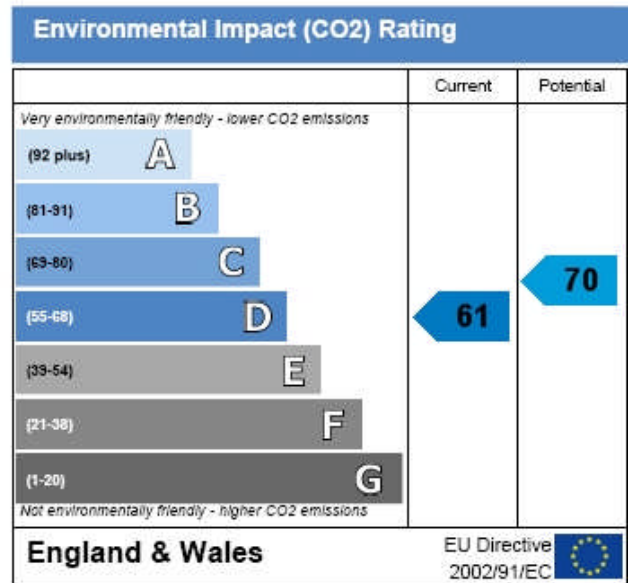
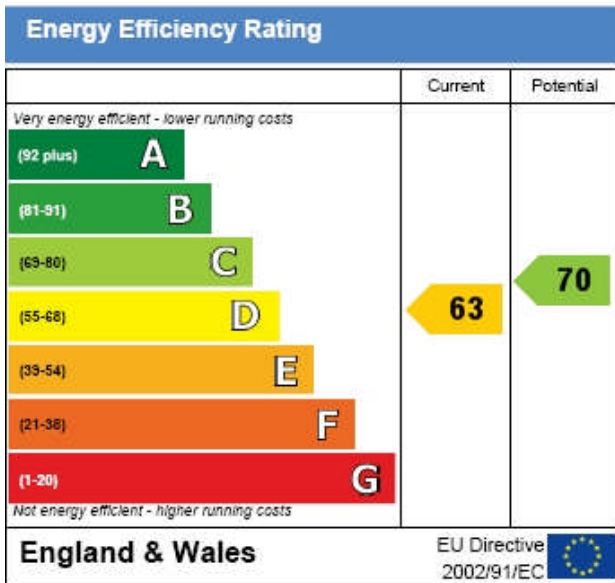
Communal Gardens**Maintenance**

£830 per annum at present to include insurance, garden maintenance, management fees and audit fees.

Tenure

Leasehold – 99 years from 1976. Ground rent - £50.00 per annum.

Address: Flat 5 Sandwich Court, Cyncoed Road, , CARDIFF, CF23 6SS
 RRN: 0998-2843-6093-9892-7301



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