

190 Wyncliffe Gardens,

Cardiff, CF23 7FD



Estate Agents and
Chartered Surveyors

Guide Price

£160,000



Ground Floor Flat

2

2

2

1

Property Description

* IDEAL FOR FIRST TIME BUYER/INVESTOR * Beautiful presented, upgraded and completely move in ready ground floor flat in Wyncliffe gardens. The flat offers two double bedrooms, two bathrooms and a spacious open plan living, dining and kitchen area with a Juliet balcony placed at the front of the building offering plenty of natural light.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 570 sq ft

Viewing Arrangements
Strictly by appointment

DESCRIPTION

Beautiful presented, upgraded and completely move in ready ground floor flat in Wyncliffe gardens. The flat offers two double bedrooms, two bathrooms and a spacious open plan living, dining and kitchen area with a Juliet balcony placed at the front of the building offering plenty of natural light.

LOCATION

This property is located in the popular area of Pentwyn close to shops and amenities and with excellent links to the M4.

COMMUNAL ENTRANCE

Entering via electric intercom with staircase leading to all floors.

ENTRANCE HALL

Enter into hallway with doors leading to all rooms. Smooth walls and ceiling with a three pendant light and laminate flooring. Door leading into large storage cupboard housing the water tank and with fitted shelving ideal with storage.

LOUNGE/KITCHEN

Open plan lounge, dining and kitchen area complete with smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed French doors leading to the front offering a Juliet balcony. Upvc double glazed obscure window to side. The kitchen is fitted with a range of base and eye level units with laminate worktops over. Built in oven, electric hob and cooler hood over. Inset stainless steel one and a half sink unit plus drainer. Space for washing machine and free standing fridge/freezer.

BEDROOM ONE

10' 9" x 10' 8" (3.30m x 3.27m)
Smooth walls and ceiling with a central light pendant and carpeted flooring. Door leading into en suite. Upvc double glazed window to front.

ENSUITE

Fitted with a modern three piece bathroom suite comprising shower enclosure, WC and wash hand basin.

Tiled walls, vinyl flooring, finished with smooth ceiling with a central light pendant.

BEDROOM TWO

10' 10" x 9' 3" (3.32m x 2.82m)
Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a three piece suite comprising of bath with a tiled splash back, WC and wash hand basin. Smooth walls and ceiling with a central light pendant and vinyl flooring.

OUTSIDE

One parking space plus visitors parking.

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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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