

# 190 Wyncliffe Gardens,

## Cardiff, CF23 7FD



Estate Agents and  
Chartered Surveyors

Guide Price

**£160,000**



### Ground Floor Flat



# 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

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## 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	

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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