

113 Wyncliffe Gardens,

Pentwyn, Cardiff, CF23 7FB



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£160,000



Apartment

2

2

2

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Property Description

* IDEAL FOR FIRST TIME BUYER/INVESTOR * Beautifully presented second floor flat in Wycliffe gardens. The flat offers two double bedrooms, two bathrooms and a spacious open plan living with Juliet balcony, dining and kitchen area. Allocated and visitors parking.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 645 sq ft

Viewing Arrangements
Strictly by appointment

COMMUNAL HALLWAY

Enter via secure intercom entry system into communal hallway. Staircase leading to all floors.

Hallway

Smooth walls and ceiling with two central light pendants and carpeted flooring to finish. Storage cupboard in the hallway houses the water tank plus shelving ideal for storage.

LOUNGE/KITCHEN

12' 9" x 18' 2" (3.89m x 5.56m)
Open plan lounge and kitchen with smooth walls and ceiling with two central light pendants. Carpet in the lounge and vinyl flooring in the kitchen. Fitted with a range of base and eye level units with laminate worktops over. Built in oven, Electric hob and cooker hood. Space for a washing machine and free standing fridge/freezer. Upvc double glazed obscure window to side and Juliet balcony to the front.

BEDROOM ONE

10' 9" x 10' 8" (3.30m x 3.26m)
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front. Door leading to en suite

ENSUITE

Fitted with a modern three piece suite comprising of walk in shower cubide with tiled splash back, WC and wash hand basin. Smooth walls and ceiling with a central light pendant and carpeted flooring.

BEDROOM TWO

10' 10" x 9' 2" (3.32m x 2.81m)
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front.

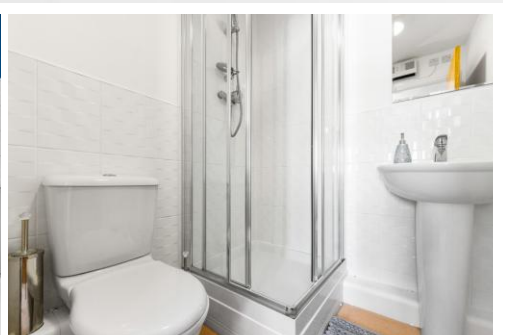
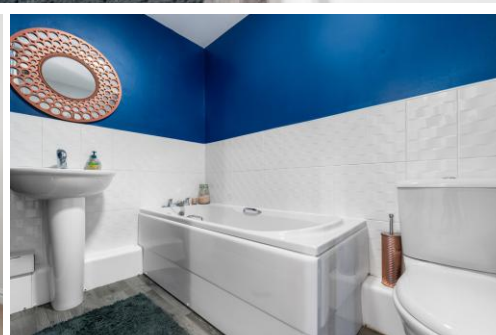
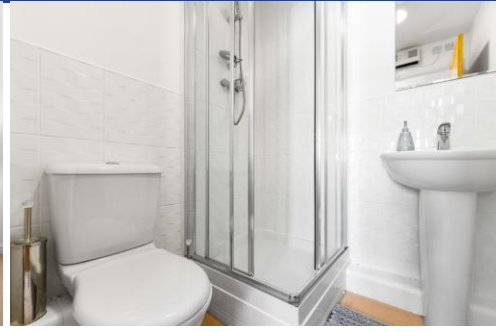
BATHROOM

Fitted with a modern three piece suite comprising bath with a tiled splash back, WC and wash basin. Smooth walls and ceilings with a central light pendant and vynle flooring

LEASE DETAILS

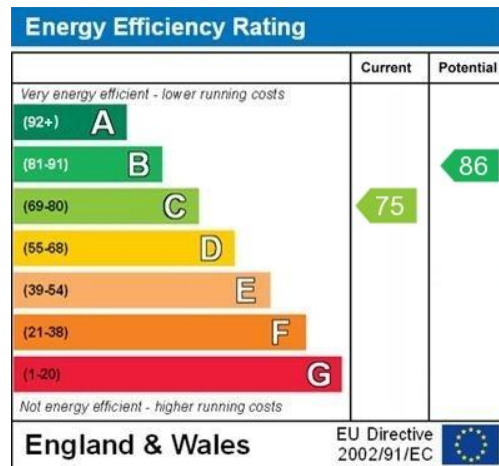
Lease Length - 108 Years Remaining
Service Charge - Approximately £1194pa
Ground Rent - Approximately £250pa

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GROUND FLOOR



Birchgrove 029 2052 9026

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



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