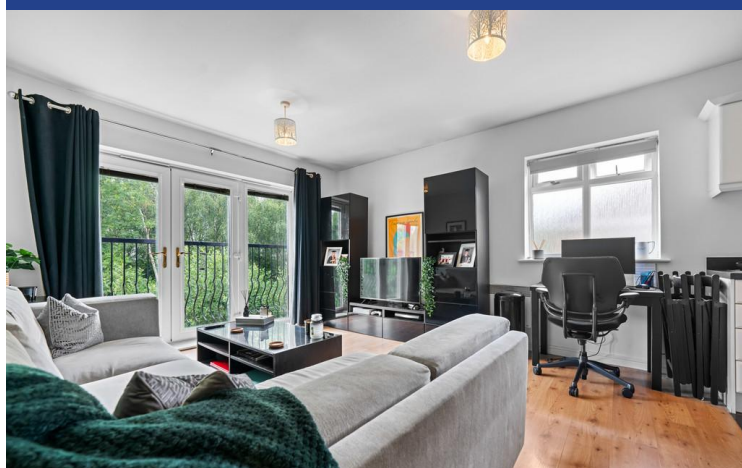


# 81 Wyncliffe Gardens, Pentwyn, Cardiff, CF23 7FA



Estate Agents and  
Chartered Surveyors

£130,000



Apartment

1

1

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1

# Property Description

\* IDEAL FOR FIRST TIME BUYER/INVESTOR \* \*\* NO CHAIN \*\*  
Beautifully presented second floor flat in Wynclyffe gardens. The flat offers one bedroom, bathroom and a spacious open plan living with Juliet balcony, dining and kitchen area. Allocated and visitors parking.

Tenure Leasehold

Council Tax Band C

Floor Area Approx 47Sq Ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Smooth walls and ceiling with two light pendants and laminate flooring to finish. Single storage cupboard housing water tank and shelving ideal for storage. Doors leading into lounge/kitchen, bedroom and bathroom.

## LOUNGE/KITCHEN

19' 3" x 12' 2" (5.87m x 3.73m)  
Open plan kitchen and living area fitted with a modern range of base and eye level units with laminate worktops over. Built in oven, electric hob and cooker hood. Inset 1.5 bowl sink unit plus drainer. Space for washing machine and free standing fridge/freezer. Tiled flooring in the kitchen with laminate flooring in the lounge. Smooth walls and ceiling with three light pendant. Upvc double glazed window to side and Upvc double glazed French doors with Juliet balcony.

## BEDROOM ONE

11' 6" x 10' 2" (3.51m x 3.12m)  
Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to side.

## BATHROOM

Fitted with a three piece bathroom suite comprising of a bath with a shower over, WC and wash hand basin. Tiled walls and floor with smooth ceiling and a central light pendant.

## OUTSIDE

Allocated parking for one car with visitors space.

## TENURE

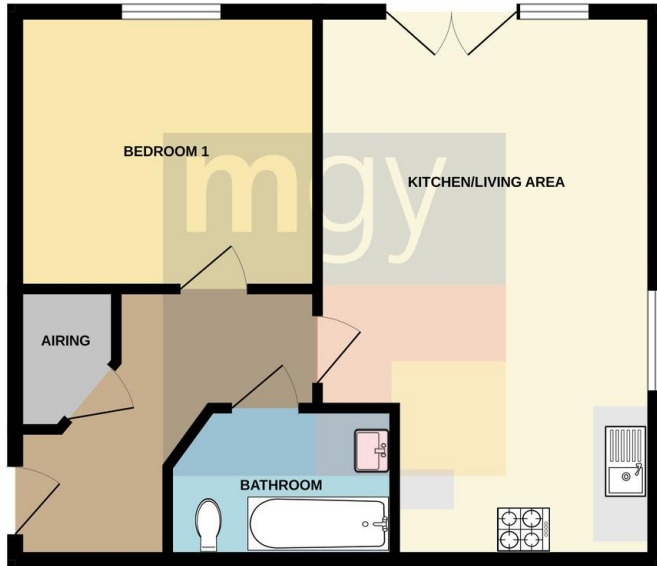
The vendors advise the property to be Leasehold. 108 Years remaining from 1st January 2017. Ground Rent £250.00 pa. Service charge £88.00 pcm. MGY would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

81 Wyncliffe Gardens,  
Pentwyn, Cardiff, CF23 7FA

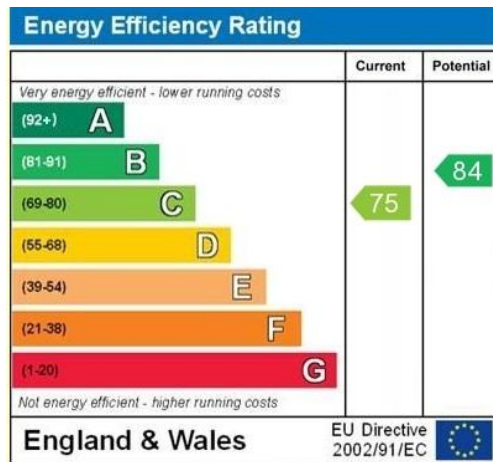


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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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