

# 198 Wyncliffe Gardens,

Cardiff, CF23 7FD



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£155,000**



Flat



# Property Description

Two double bedroom second floor flat in immaculate condition. The property accommodation briefly comprises; communal entrance with staircase leading to all floor, hall, lounge/kitchen, bedroom one, en suite, bedroom two and bathroom. Outside you will find allocated parking for one car with visitors spaces.

Tenure Freehold

Council Tax Band D

Floor Area Approx 592 sq ft

Viewing Arrangements  
Strictly by appointment

## 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.

## 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

18' 2" x 12' 9" (5.56m x 3.90m)  
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 cooker 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' 9" (3.30m x 3.30m)  
Smooth walls and ceiling with a central light pendant and carpeted flooring. Door leading into en suite. Upvc double glazed window to front.

## EN SUITE

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 electric shower over, 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.

## LEASE DETAILS

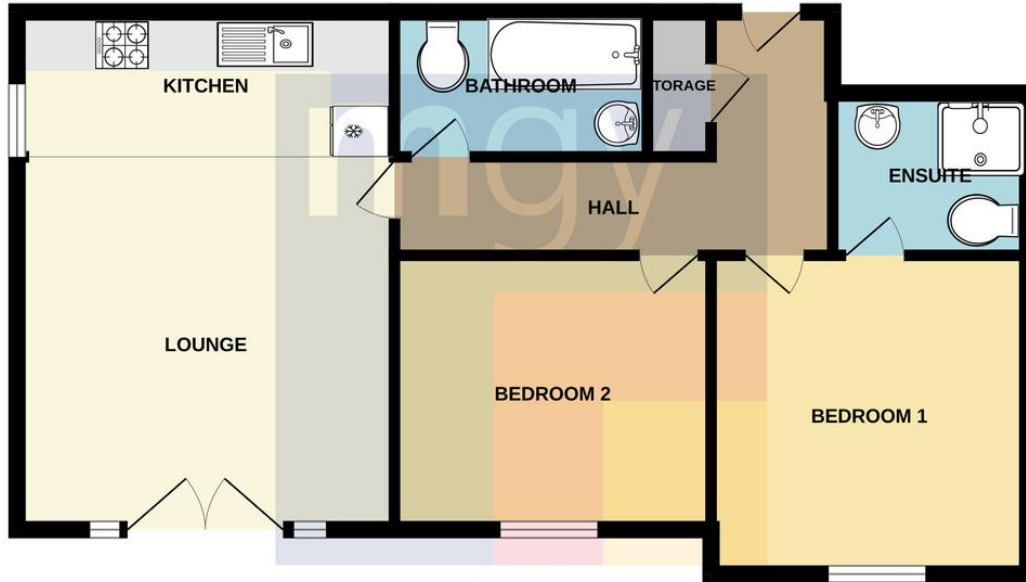
125 Year Lease From January 2007  
Service Charges - 250pa  
Ground Rent - The annual service charge from 1 Feb 2023 is £1231pa

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## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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