

# 196 Wyncliffe Gardens,

Pentwyn, Cardiff, CF23 7FD



Estate Agents and Chartered Surveyors

Asking Price Of

**£138,000**



Flat



# Property Description

\*Ideal for first time buyers\* Beautifully present first floor flat which has been upgraded with a new kitchen and newly fitted bathroom. This flat is completely move in rear and offers privacy overlooking the rear of the building and also comes with one allocated parking space. Call today before it's gone.

Tenure Leasehold

Council Tax Band C

Floor Area Approx

Viewing Arrangements  
Strictly by appointment

## LOCATION

Situated in a quiet cul de sac this property is located in the popular area of Pentwyn close to shops and amenities and with excellent links to the M4.

## COMMUNAL HALLWAY

Enter via secure intercom entry system into communal hallway. Staircase leading to all first floor rooms. Post boxes are external.

## HALLWAY

Enter into hallway with smooth walls and ceiling, with central light pendant and finished with carpeted flooring. Door leading to lounge/kitchen, bedroom, bathroom and storage room.

## LOUNGE/ KITCHEN

18' 6" x 16' 8" (5.64m x 5.10m)  
Lounge - Open plan lounge and kitchen space offering smooth walls and ceiling with three separate light pendants and a combination of carpet and vinyl flooring. Upvc double glazed window to rear x2.

Kitchen- Newly fitted modern kitchen complete with a range of high gloss white base and eye level

units with laminate worktops over. Inset composite sink unit plus drainer. Built in oven, induction hob with cooker hood over. Space for washing machine and free standing fridge/freezer and fitted wine rack. Three drawer set with the remaining as standard cupboard space and two fitted wall mounted shelves. Space for dining table and chairs along with living room furniture.

## BEDROOM

11' 1" x 9' 8" (3.40 m x 2.95m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear.

## BATHROOM

6' 9" x 6' 8" (2.07.m x 2.05m)  
Newly fitted bathroom completed with three piece bathroom suite comprising: bath with fitted shower and glass shower screen, WC and wash hand basin. Tiled splash back with tiled flooring. Smooth walls and ceiling with a central light pendant and hard wired extractor fan.

## STORAGE CUBOARD

5' 11" x 2' 10" (1.81m x 0.88m)  
Storage cupboard housing water tank. Smooth walls and ceiling. Ample space for storage and possibility for shelving to be added.

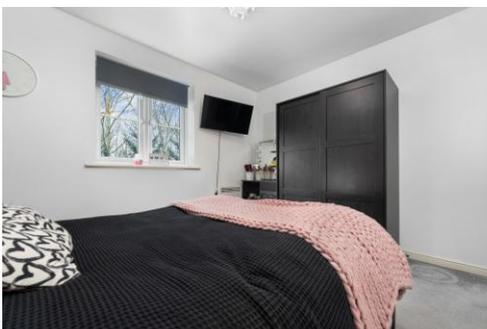
## OUTSIDE

Allocated parking for one car plus visitors parking available.  
First floor flat to the rear of the building

## LEASE DETAILS

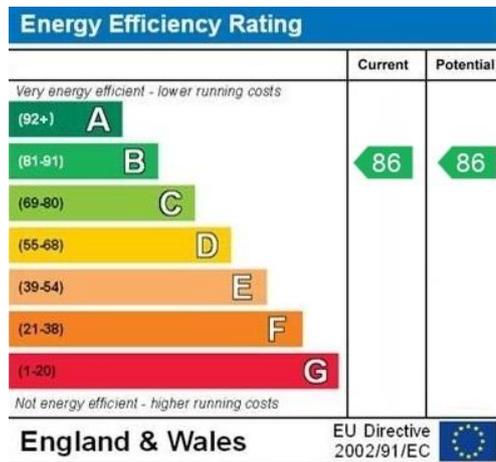
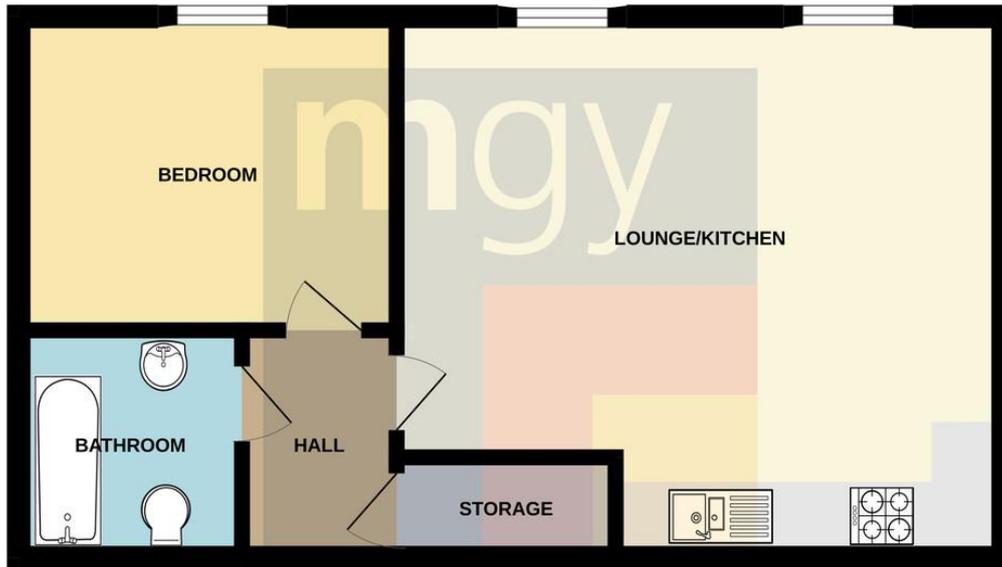
Ground rent £250 yearly approximately  
Service charges £600 X2 instalments approximately  
108 Years Remaining On The Lease

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## GROUND FLOOR



**Birchgrove** 029 2052 9026

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



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