

3 Duffryn Close,

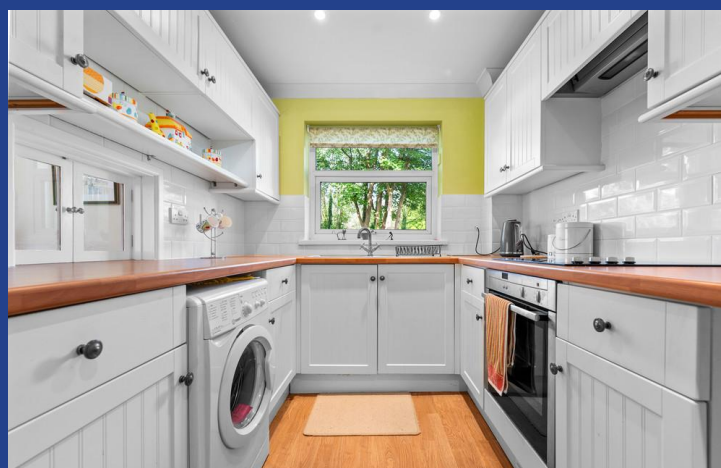
Cardiff, CF23 6HT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£250,000**



Ground Floor Flat



# Property Description

A charming two bedroom ground floor maisonette is just a stones throw from Roath Park Lake. The property is to be sold with no onwards chain and offers spacious living accommodation throughout. The accommodation briefly comprises; entrance hall, kitchen, kitchen open plan to dining room, bedroom one, bedroom two and bathroom. The property further benefits from its own private rear garden and communal parking area.

Tenure Leasehold

Council Tax Band - E

Floor Area Approx -TBC

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is located in the sought after Roath Park area, walking distance to Roath Park Lake, close to Roath Recreational ground and the University hospital of Wales. Also in close proximity are the shops, restaurants etc at Rhydypenau cross road, and also with regular public transport close at hand with easy access to the City Centre.

## PORCH

Enter via upvc double glazed front door into porch. Upvc surround with upvc front door into hallway.

## HALLWAY

Smooth walls and ceiling with spot lighting finished with original parquet flooring. Doors leading to kitchen, lounge/dining room, bedroom one, bedroom two and shower room. Built in fitted double storage cupboard

## KITCHEN

7' 4" x 10' 11" (2.24m x 3.33m)  
Fitted with a range of base and eye level units with laminate worktops over. Built in NEFF oven and hob with cooker hood over. Inset 1.5 stainless steel sink unit plus drainer. Space for washing machine and integral fridge/freezer. upvc double glazed window to side. Tiled splash back with smooth ceiling, spot lighting and laminate flooring to finish.

## LOUNGE/DINING ROOM

18' 9" maximum x 23' 2" maximum (5.73m x 7.08m)  
Smooth walls and ceiling with spot lighting finished with carpeted flooring. Upvc double glazed window to side X2. Serving hatch to kitchen.

## BEDROOM ONE

9' 10" to wardrobe x 11' 3" (3.00m x 3.45m)  
Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Built in wardrobes. Upvc double glazed window to front.

## BEDROOM TWO

9' 10" x 10' 11" (3.02m x 3.33m)  
Smooth walls with textured ceiling, a central light pendant and finished with carpeted flooring. Built in fitted double wardrobes. Upvc double glazed window to front.

## SHOWER ROOM

6' 8" x 7' 8" (2.05m x 2.34m)  
Fitted with a modern three piece bathroom suite comprising walk in corner shower, vanity WC and wash hand basin with built in storage. Tiled walls and flooring with smooth ceiling and finished with a central light pendant. Upvc double glazed obscure window to side.

## OUTSIDE

Allocated garden space to rear of the flat in triangular shape, mostly paved offering low maintenance upkeep. Communal parking to the front for residence.

## LEASE DETAILS

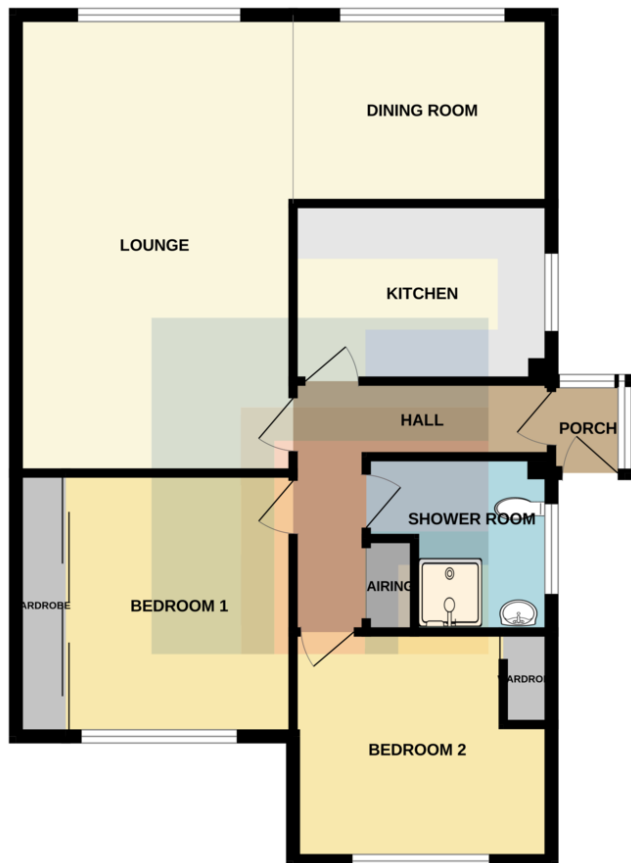
132 Years Remaining

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1ST FLOOR



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