



**Wyndham Crescent, Cardiff CF11 9EF**

**welcome to**

**Wyndham Crescent, Cardiff**

An elegant two-bedroom duplex in sought-after Pontcanna, featuring classic early-1900s architecture, bright and spacious interiors and efficient EPC D performance. With a tenant in situ and strong rental demand in the area, this property presents an exceptional turnkey investment opportunity.



### **Entrance Porch**

Stairs leading to the flat

### **Landing**

Ceiling light with access to all rooms and a useful storage cupboard

### **Reception Room**

17' 2" Max x 12' 8" Max ( 5.23m Max x 3.86m Max )

Double-glazed windows, radiator, ceiling light and multiple electrical sockets

### **Kitchen / Diner**

10' 10" Max x 10' 7" Max ( 3.30m Max x 3.23m Max )

Features double-glazed windows, recessed spotlights, a double sink, built-in oven, gas hob, extractor fan and a radiator

### **Bathroom**

8' 9" Max x 6' 4" Max ( 2.67m Max x 1.93m Max )

Comprises a bath with overhead shower, W.C., basin, heated towel rail, extractor fan and a cupboard containing the boiler

### **Bedroom Two**

11' 11" Max x 7' 11" Max ( 3.63m Max x 2.41m Max )

Includes a radiator, double-glazed window and multiple power points

### **Bedroom One**

21' 4" Max x 13' 1" Max ( 6.50m Max x 3.99m Max )

Fitted with an attic window, central-heating radiator, ceiling light and ample electrical outlets



***view this property online*** [allenandharris.co.uk/Property/CRP108090](http://allenandharris.co.uk/Property/CRP108090)



welcome to

## Wyndham Crescent, Cardiff

- Attractive two-bedroom duplex set within a classic early-1900s period building
- Tenant in situ, delivering immediate rental income and a ready-made investment
- Share of the Freehold
- Spacious layout ideal for both investors and professional tenants
- Prestigious, tree-lined setting just moments from Pontcanna's boutique cafés, restaurants, and green open spaces

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP108090](https://allenandharris.co.uk/Property/CRP108090)



Property Ref:  
CRP108090 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



**[allenandharris.co.uk](https://allenandharris.co.uk)**