



Park End Lane | Cyncoed | Cardiff | CF23 6JW

**** NO CHAIN **** A new build detached property in the quiet location of Park End lane, Cyncoed close to local shops of Rhydyphenau crossroads, nearby bus and train links to the city centre and within the catchment area of Rhydyphenau Primary and Cardiff High school. The beautiful Roath park is just a stroll away. The property comprises of hallway, cloakroom/ utility room, sitting room, large lounge/dining room open plan to kitchen, three double bedrooms one ensuite and family bathroom. Tv and aerial points throughout. Ample parking to the front with side access to an enclosed rear garden. As a new build conforms to all current building regulations including double glazing, sprinkler system and gas central heating throughout. Alarm system. 10 year building guarantee. Viewing highly recommended.

Asking Price Of
£480,000

- Detached Property, No Chain
- Three Double Bedrooms
- Open Plan Kitchen/ Lounge/ Diner
- Sitting Room
EPC Rating B

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Property Description

ENTRANCE HALL

A generous size hallway entered via oak strip wooden door with decorative leaded inset. Coved ceiling. Laminate flooring. Turned staircase to first floor. Central heating radiator. Door to ;

DOWNSTAIRS CLOAKROOM/ UTILITY ROOM

Upvc obscure double glazed window to side. Laminate flooring. Two piece suite comprising of vanity unit with inset wash hand basin and low level wc. Automatic washing machine. Heated chrome towel ladder. Extractor fan.

SITTING ROOM

11' 2" x 9' 8" (3.41m x 2.95m) Upvc double glazed window to front. Coved ceiling. TV aerial point. Central heating radiator.

KITCHEN/ LOUNGE/ DINER

24' 10" maximum x 22' 11" maximum (7.58m x 6.99m) Upvc double glazed window to front. Two sets of double glazed patio doors leading to rear garden. Laminate wood flooring. Coved ceiling. Range of fitted base kitchen units with worksurfaces incorporating one and a half stainless steel sink unit. Built in Flavel five ring gas Range cooker. Integrated dishwasher and automatic washing machine. Concealed wall mounted Worcester gas central heating boiler (with 10yr guarantee) with shelving below. Two central heating radiators.

FIRST FLOOR

LANDING AREA - Access to all rooms

BEDROOM ONE

13' 8" x 9' 2" (4.18m x 2.81m) Upvc double glazed window to rear. Range of fitted wardrobes with hanging. Recess for chest of drawers. Central heating radiator. Door to ;

ENSUITE

Upvc obscure double glazed window to side. Extractor fan to ceiling. Laminate flooring. Three piece suite comprising of walk in tiled double shower cubicle. Vanity unit with inset wash hand basin. Low level wc. Heated chrome towel ladder. Shaver point.

BEDROOM TWO

10' 9" x 10' 9" (3.29m x 3.29m) Featured vaulted upvc double glazed window to front. Fitted wardrobe with hanging and storage cupboard with shelving. Central heating radiator.

BEDROOM THREE

11' 0" x 9' 11" (3.37m x 3.03m) Upvc double glazed window to front. Central heating radiator.

FAMILY BATHROOM

Upvc obscure glazed window to rear. Laminate flooring. Three piece suite comprising of bath with rainfall shower head over and shower screen. Double vanity unit with inset wash hand basin and mixer taps. Low level wc. Heated chrome towel rail. Extractor fan to ceiling. Access to loft space

Michael Graham Young

OUTSIDE

FRONT GARDEN - Mainly paved with space for three cars. Side gate to rear garden.

REAR GARDEN - Enclosed rear garden laid mainly to lawn with patio area. Wooden shed. Outside tap.



Tenure
Freehold

Council Tax Band

Viewing Arrangements
Strictly by appointment

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