

# ***Crofts Davies & Co***

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## **17 PARK END COURT, PARK END LANE, CYNCOED,** **CARDIFF. CF23 6JA**

Modern, Ground Floor, Two Bedroom, Maisonette in a quiet, private cul-de-sac position within easy walking distance of all facilities at Rhydypenau Cross Roads;

including a bank, pharmacy, hardware store and other amenities. Ample recreation facilities are close by including Nant Fawr Woods and Roath Park with it's Lake & Wild Gardens. Cardiff City Centre is approximately three miles and can be readily accessed by rail from nearby Heath Halt or buses from Llandennis Road.

The maisonette is situated in a purpose built two storey block of similar properties constructed in the 1970s of Cotswold Stone brick under a tiled roof – this property has the benefit of gas central heating and double glazing and being a ground floor has an attractive seating area to the front. The maisonette is well presented, is in excellent order throughout and briefly comprises:

Porch, Hall, Lounge, Fitted Kitchen, Two Good Size Bedrooms and a Bathroom with a Three piece suite as well as a separate shower cabinet. Dedicated Parking, Visitor Parking, Maintained Grounds to Surround.

**VIEWING BY APPOINTMENT**

**NO CHAIN**

**PRICE GUIDE: £224,950**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**PORCH:** Hardwood front door, side exterior light, giving access to the:

**HALL:** Inner fully paned door to

**MAIN LOUNGE: (17'2 x 12'9)** Double Glazed upvc patio doors to front seating area with vertical blinds and curtain pole over, one radiator. Coal effect electric fire set on a raised hearth with a surround mantelpiece over, built in corner cupboard with panelled door and fitted shelving, coving and two ceiling lights. Glass paned doors to kitchen & lobby

**KITCHEN: (8'4 x 9'1 )** Double glazed Upvc window to rear, Range of fitted units comprising, cupboards, drawers and roll top work surfaces, one & half bowl built-in sink unit, four ring electric hob with extractor over and oven under, one radiator, space for washing machine & fridge freezer, fully tiled walls, mock tiled laminated floor, four spot ceiling light fitting, wall mounted gas boiler to serve heating and hot water.

**LOBBY:** Built in cupboard with twin panelled doors, panelled doors to all rooms, under-stairs cupboard, ceiling light.

**FRONT BEDROOM ONE: (15'4 x 10'3)** Double glazed Upvc window to front with curtain poles above, radiator, coving, ceiling light. Large built in wardrobe with hanging rails and shelf.

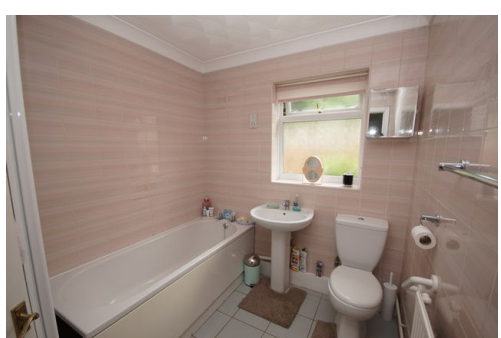
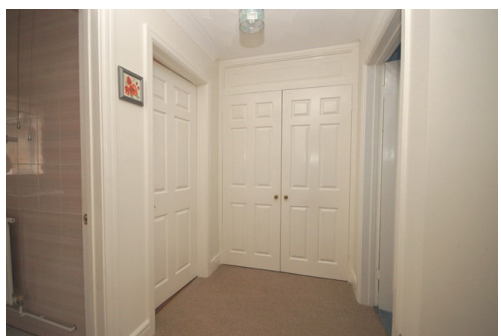
**REAR BEDROOM TWO: (8'5 x 10'6)** Double glazed Upvc window to rear with vertical blind, radiator, coving and pendant light.

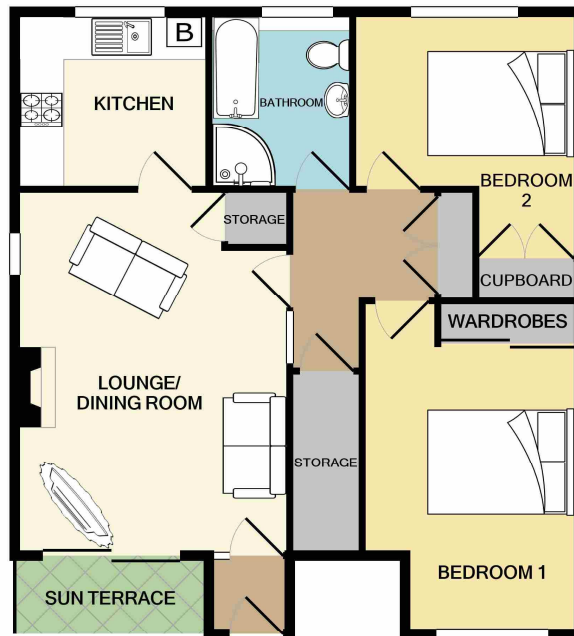
**BATHROOM: (8'3 x 7'0 )** Double glazed Upvc frosted window to rear with fitted roller blind; suite in white comprising panelled bath, wash hand basin, low flush close coupled w.c. separate shower cabinet with electric shower, fully tiled walls, fully tiled floor, one Radiator, coving and ceiling light.

**EXTERIOR:** Dedicated parking space, additional visitor parking. Communal Gardens to surround.

**TENURE:** We understand the tenure to be Leasehold, 999 years from 2011, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

**VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.



Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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