

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



5 DUFFRYN CLOSE, ROATH PARK, CARDIFF CF23 6HT

Large, Ground Floor, Two Bedroom Maisonette situated in pleasant and popular close just off The Oval close to local facilities at Rhydypenau Cross Roads with retail facilities at both Llanishen and Pontprennau. Ample recreational space is close by, the property being only a few minutes' walk from Rhydypenau Park, as well as Roath Park, with its Lake and Wild Gardens. Local schools include Rhydypenau Junior and Cardiff High, both enjoying a strong demand. This property has an attractive siting adjacent to the local allotments and there is a stream running in it's own culvert adding to the ambience of the area.

The property is one of a block of four with its own front door and was built in the 1960s of brick with rendered elevations under a tiled roof. The maisonette has the benefit of gas central heating via a combination boiler together with uPVC double glazed windows and has many features including parquet floors and a recently fitted walk-in shower. The property is attractively presented and briefly comprising:

Porch, Hall, Lounge, Dining Area, Fitted Kitchen, Two Good Size Bedrooms and Modern Fitted Shower Room. Easy Gardens Front & Rear. Garage in Separate Block

ATTRACTIVE GROUND FLOOR MAISONETTE

VIEWING BY APPOINTMENT

PRICE GUIDE: £274,950

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.

SIDE PORCH: (3'0 x 13'7) Double glazed front door with windows to match to side and rear. Built in cupboard with 28CDI combination boiler to serve heating & hot water. Inner Double glazed upvc door to

HALL: Parquet floor, radiator, inset ceiling lighting.

MAIN LOUNGE: (18'10 x 11'9) Parquet floor, Double glazed Upvc french doors to rear patio, radiator, ceiling light fitting, opening out to:

DINING ROOM: (11'4 x 7'11) Double Upvc window to garden, parquet floor, radiator, inset ceiling lights.

KITCHEN: (10'10 x 7'4) Double glazed Upvc window to side with view over the allotments, ceramic tiled floor. Range of fitted units comprising, cupboards, drawers and work surfaces, built-in sink unit, built in AEG hob and oven under, glazed splash back, space for washing machine, built in fridge freezer, radiator, built in tall cupboard, inset ceiling lighting.

FRONT BEDROOM ONE: (11'9 x 11'3) Double glazed Upvc windows to front overlooking Duffryn Close, radiator, parquet floor, inset ceiling lighting.

REAR BEDROOM TWO: (10'11 x 9'11) Double glazed Upvc window to front overlooking Duffryn Close with fitted venetian blind, radiator, parquet floor. Inset ceiling lighting, built in corner wardrobe with hanging rail, cupboard above and 2017 fitted electrical consumer unit.

BATHROOM: (7'9 x 6'11) Double glazed Upvc frosted window to the porch. Modern suite comprising large walk-in shower cabinet with mains shower, low flush close coupled w.c. wash basin in it's own vanity unit, fitted mirror with internal lighting, ceramic tiled floor, towel rack radiator, inset ceiling lighting, extractor fan.

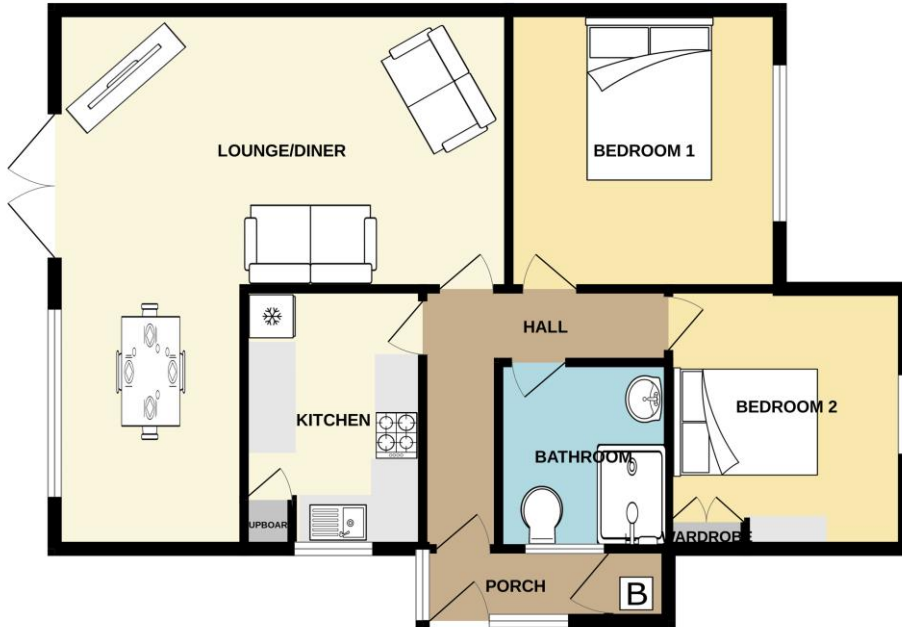
EXTERIOR: Front Garden: Paved with an inset flower bed.

Rear Patio: Paved patio adjacent to the house, with westerly aspect, ample space to the side for bins etc and an outside tap. There is a single garage in a separate block with an up and over door.

***TENURE:** We understand the tenure to be leasehold from 30th January 2013 to 23rd June 2156, there are service charges of £70.00 per annum, 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.*

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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