

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



4 PARK END COURT, PARK END LANE, CYNCOED **CARDIFF CF23 6JA**

Modern, Easily Maintained, Two Bedroom, First Floor, Maisonette situated in a popular, pleasant and sought-after position, just off Park End Lane, close to local facilities at Rhydypenau Crossroads, with further amenities being available across North Cardiff. Ample recreational space is close by: The Oval is minutes' walk away and Roath Park, with its Lake and Wild Gardens is also within easy reach. Cardiff City Centre is approximately two miles distant and can be accessed by bus from nearby Llandennis Road or by rail from Heath Halt, an easy walk. Local schools include Rhydypenau Junior and Cardiff High, both enjoying a good demand.

The property, a First Floor, Two Bedroom, Maisonette is set in Park End Court, a development of similar maisonettes was constructed in the mid-1970s of brick under tiled roofs with each property having either a veranda or balcony. This particular maisonette has been well maintained, has the benefit of gas central heating via a Combination Boiler, together with double glazing and briefly comprises:

Hall, Large Lounge/Dining Room, Fitted Kitchen, Two Good Size Bedrooms with Fitted Wardrobes and Fitted Bathroom with a Separate Shower.

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £236,000

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

HALL: (3'7 x 5'1) Hardwood front door with top fanlight, stairs to first floor, coving and pendant light,.

LANDING: (7'8 x 9'4) Glazed door to stairwell, Large built in cupboard with sliding doors, hanging rails and shelving. Coving, mains smoke alarm and pendant light; access hatch to loft space, Panelled doors to all rooms.

MAIN LOUNGE: (20'11 x 13'2) Window to front in double glazed Upvc. Double radiator, tiled grate and mantelpiece to suit electric fire, coving and two ceiling lights. Built in corner cupboard; sliding patio doors to: **Balcony (3'3 x 8'0)** with a tiled floor and open view across Park end Court

KITCHEN: (8'4 x 9'2) Double glazed Upvc window to rear, Range of fitted units comprising, cupboards, drawers and work surfaces, built-in double sink unit with mixer tap, space for slot-in gas cooker, washing machine and fridge freezer – (these are available by separate negotiation), wall mounted Worcester gas combination boiler to serve heating and hot water. Tiled walls, coving and ceiling light.

FRONT BEDROOM ONE: (15'8 x 10'6) Double glazed Upvc window to front with curtain pole above, radiator, built-in wardrobes with sliding doors, hanging rail and shelving, built in over-stairs cupboard with shelving, panelled door and radiator, coving and pendant light.

REAR BEDROOM TWO: (13'2 (max) x 10'2) Double glazed Upvc window to rear, curtain pole above, radiator, built-in wardrobes with sliding doors, hanging rail and shelving, coving and pendant light.

BATHROOM: (8'4 x 6'10) Double glazed Upvc frosted window to rear. Suite in grey comprising: Panelled bath with mixer tap, wash hand basin, low flush close coupled w.c. separate shower cabinet with electric shower, fully tiled walls, radiator. Coving and ceiling light.

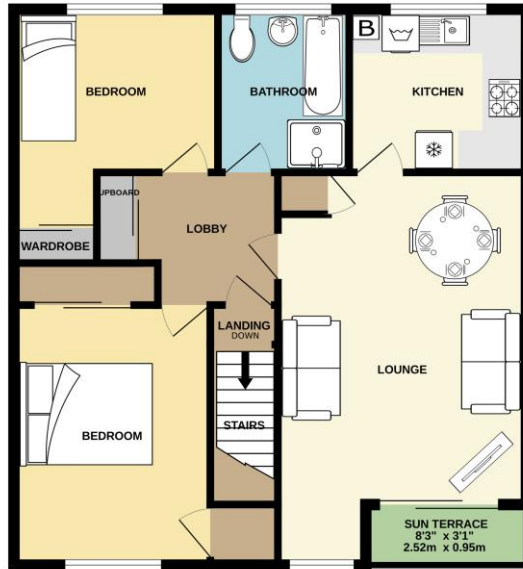
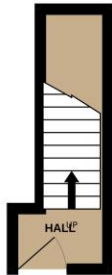
EXTERIOR :Communal Gardens to surround. Maintained grounds to surround with paved pathways, steps and wrought iron railings and a separate purpose built brick bin store. Dedicated parking space in front of the property.

***TENURE:** We understand the tenure to be a Freehold Management Company with each maisonette owner holding an equal share of the Company which has issued 999 year leases to the owners; 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
53 sq ft (4.7 sq m) approx.

FIRST FLOOR
729 sq ft (67.7 sq m) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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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