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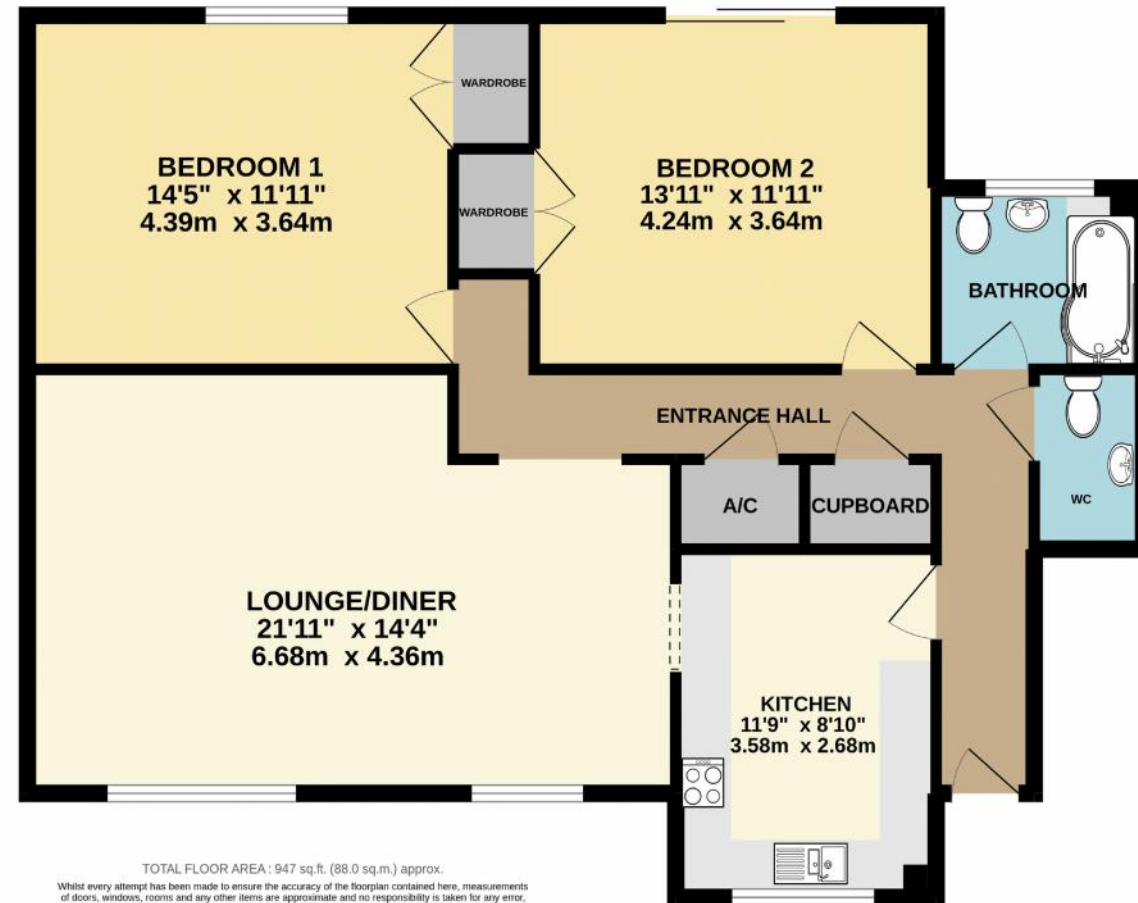


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5 Brynteg Close, Cyncoed, Cardiff. CF23 6AS

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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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A most attractive and newly refurbished purpose built ground floor maisonette of generous proportions, in a desirable location just off Cefn Coed Road, a short walk down to Roath Park Lake, with good bus links to the City Centre and within the school catchments of Lakeside Primary and Cardiff High School. Long L-shaped entrance hall with generous storage, 21ft lounge/dining room, contemporary fitted kitchen with integrated Neff appliances, cloakroom/WC, 2 large double bedrooms with built-in wardrobes, contemporary family bathroom with rainfall shower. uPVC double glazing, gas central heating. Well maintained communal gardens to front and rear, garage. No chain. EPC Rating: C

Price: £340,000

362 Cyncoed Road Cardiff CF23 6SA
 T 029 2076 6538 F 029 2074 7454
 E cyncoed@kelvinfrancis.com

Church Road Lisvane Cardiff CF14 0SJ
 T 029 2068 9200 F 029 2068 9300
 E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS

www.kelvinfrancis.com



Entrance Hall

Approached by a uPVC entrance door with glazed insert to upper part, leading onto a large L-shaped entrance hall with built-in airing cupboard housing the Baxi gas combination boiler, further walk-in large storage cupboard, radiator.

**Cloakroom**

Newly installed white suite comprising low level WC with push button cistern, wash hand basin with mixer tap and cabinet below, quality tiled flooring, space and plumbing for automatic washing machine.

**Lounge/Diner 21'11" (6.68m) x 14'4" (4.37m)**

Large full height window overlooking the communal frontage, further window to front, two radiators, coved ceilings, opening to the kitchen breakfast bar.

**Kitchen 11'9" (3.58m) x 8'10" (2.69m)**

Contemporary kitchen appointed along three sides in grey finish fronts beneath round nosed worktop surfaces, inset 1.5 bowl sink and drainer with swan neck mixer tap, four ring Neff electric hob, fitted Neff oven, integrated fridge and freezer, integrated dishwasher, matching range of eye level units, matching breakfast bar semi-open plan to the lounge/diner, window to front, radiator.

**Bedroom 1 14'5" (4.39m) x 11'11" (3.63m)**

Overlooking the attractive and well maintained communal rear gardens, a generous double bedroom, radiator, built-in wardrobe with quality fronts, hanging rails and shelving.

**Bedroom 2 13'11" (4.24m) x 11'11" (3.63m)**

uPVC sliding patio doors onto the communal gardens, a second large double bedroom, radiator, built-in wardrobe with quality fronts, hanging rail and shelving.

**Bathroom**

Modern white suite comprising low level WC with concealed cistern, wash hand basin with mixer tap and storage below, shaped panelled bath with mixer tap and rainfall style shower head, comprehensively tiled walls and flooring, radiator.

**Communal Gardens**

Well maintained communal gardens, good size section of lawn with neat flowerbed borders well stocked with a variety of flowering shrubs and plants, communal patio and decking, communal washing line facility.

**Garage**

Single garage in block with up-and-over access door (when facing the row of garages, the subject garage can be found as the second in from the left hand side).

Directions

Travelling along Cyncoed Road away from Cyncoed village, travel for some distance and just as you pass the Cardiff Metropolitan University on the left hand side, take the next right into Cefn Coed Road followed by the next right into Brynteg Close, whereby the subject property can be found towards the far end on the left hand side.

Viewers Material Information:

- 1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
- 2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
- 3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

Tenure: Leasehold, approximately 140 years remaining (Vendors solicitor to confirm).

Current Maintenance Charge: Approx. £45 per month (Vendors solicitor to confirm).

Ground Rent: Peppercorn.

Ref: ML/CYS220034

Council Tax Band: E (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.