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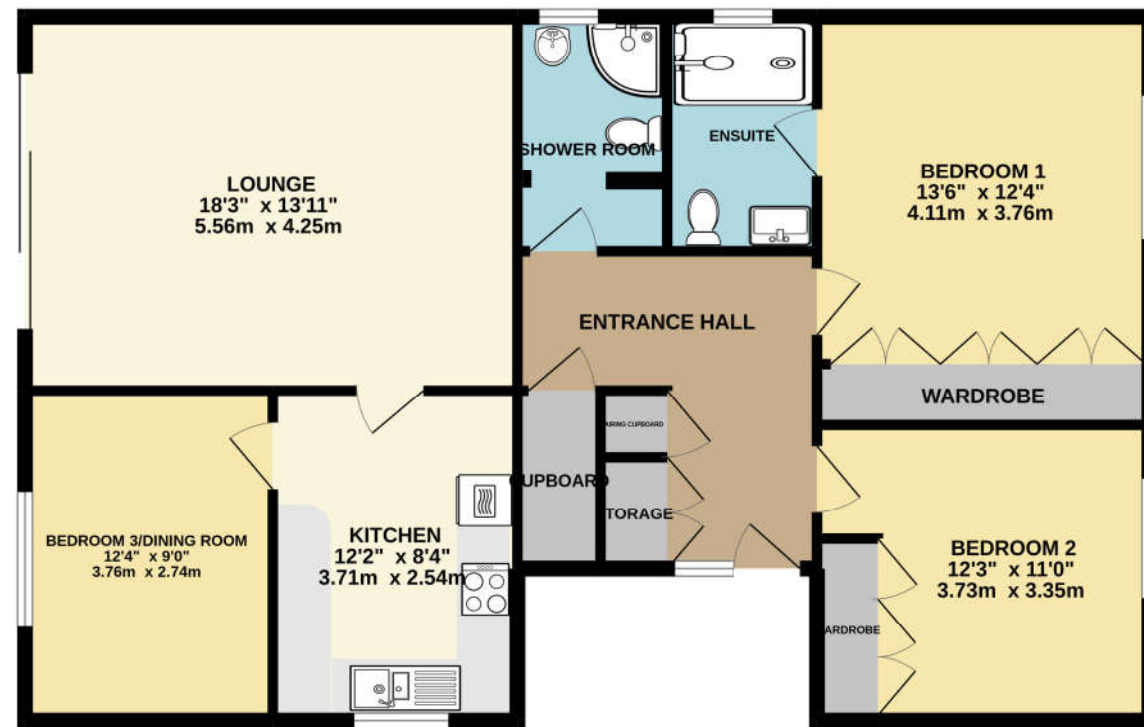


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1 Allens Court, 3 St. Edeyrns Road, Cyncoed, Cardiff. CF23 6TB

GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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Most attractive and spacious 2/3 bed roomed ground floor maisonette, 1 of only 4 in a select courtyard position, quiet avenue location, a short distance from Cyncoed village centre, convenient bus routes on Cyncoed Road and with easy access to the M4 and A470. Independent entrance, large central hall, wealth of store cupboards, 18ft lounge/diner with patio doors, neat fitted kitchen, 3 bedrooms, principal with stylish en-suite, family shower room. Gas central heating, fitted wardrobes, double glazed windows. Attractive and well maintained communal gardens, garage.
EPC Rating: C.

Price £395,000

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Entrance Porch
Recessed sheltered area, tiled flooring.



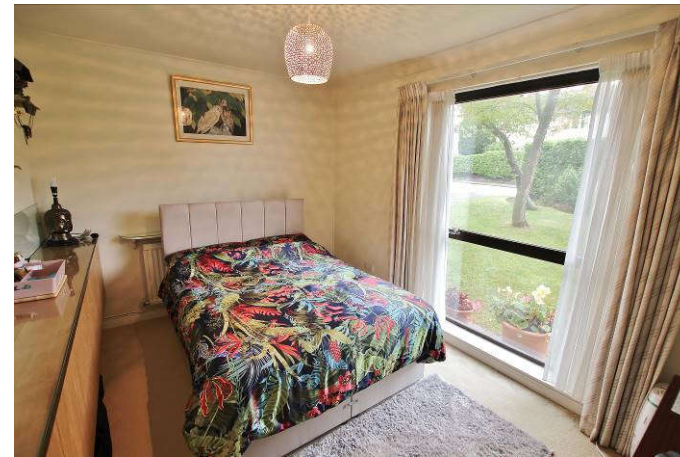
Entrance Hall 12'10" (3.91m) x 11'6" (3.51m)
Independent entrance approach via a panelled front door with magic eye viewfinder, floor-to-ceiling side screens, leading onto a large central hallway, range of fitted cupboards to one side with hanging cloaks rail. Deep storage cupboard, under stairs recess.



Main Lounge 18'3" (5.56m) x 13'11" (4.24m)
With double glazed sliding patio door and side screen overlooking the pleasant and sunny communal gardens, tall vertical wall radiator.



Kitchen 12'2" (3.71m) x 8'4" (2.54m)
Appointed along three sides beneath worktop surfaces, inset 1.5 bowl sink and drainer with mixer tap and waste disposal facility, matching range of eye level wall cupboards with pelmets and borders, inset four-ring hob, built-in Neff oven with separate grill, wall mounted Glo-Worm gas central heating boiler, ceramic wall tiling to worktop areas, tubular heating wall radiator.



Dining Room/Bedroom 3 12'4" (3.76m) x 9'0" (2.74m)
Overlooking the pleasant front garden and avenue, versatile room ideal as a dining room or third bedroom, dependant on needs, panelled radiator, range of storage cupboards to one side.



Bedroom 1 13'6" (4.11m) x 12'4" (3.76m)
Aspect to rear, range of fitted wardrobes to one side with bevelled mirrored fronts, panelled radiator.



En-Suite
Comprising walk-in shower with glazed shower screen panel, vanity wash basin with drawers and cupboards below, low level WC, ceramic wall tiling, tiled flooring, tubular wall radiator, extractor fan.



Bedroom 2 11'0" (3.35m) x 12'3" (3.73m)
Aspect to rear, range of fitted wardrobes to one side, bespoke book shelving, panelled radiator.



Shower Room
Comprising low level WC, pedestal wash hand basin, corner shower cubicle with glazed shower screen panels, electric shower, ceramic wall tiling, panelled radiator, plumbing for automatic washing machine.



Outside Gardens
Pleasant communal gardens laid to lawn, well maintained with hedgerow screening to pavement line.

Garage
Single garage with up-and-over access door. It should be noted the garage is positioned to the rear, being positioned on the left, one of two, being the right hand garage in the row (nearest the hedges). Visitor car parking space.

Directions
Travelling away from Cyncoed village on Cyncoed Road, turn left into St. Edeyrns Road, just before Hollybush Road. The property will be found a short distance 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 London & Country Mortgages, 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.

Tenure: Leasehold 99 years from 1983 with a share of the freehold reversion (Vendors Solicitor to confirm)

Maintenance: The maintenance is shared equally between all 4 occupiers of Allens Court (Vendors Solicitor to confirm)

Ref: TF/CYS220518

Council Tax Band: F (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.