

Cyncoed Gardens

CARDIFF, CF23 5SL

GUIDE PRICE £379,950

**Hern &
Crabtree**



Cyncoed Gardens

No Chain. Positioned within the sought after setting of Cyncoed Gardens, this well proportioned apartment offers a rare combination of space, light and outdoor living, with the added advantage of no onward chain. Occupying a top floor position within a purpose built development, the property enjoys a sense of privacy along with elevated views across nearby green spaces.

Internally, the accommodation has been carefully maintained and provides a practical layout suited to both everyday living and entertaining. The living room forms the heart of the home, opening directly onto a generous balcony that extends the living space outdoors. A second private balcony is accessed from the principal bedroom, offering a more secluded setting overlooking the rear aspect. The kitchen is well equipped with integrated appliances and space for dining, while both bedrooms are comfortable doubles, the main benefitting from an en suite.

Cyncoed remains one of Cardiff's most desirable residential areas, known for its tree lined streets and proximity to Roath Park Lake, just a short walk away. The area offers a strong selection of local amenities including independent shops, cafes and well regarded schools such as Cardiff High School. Excellent transport links provide easy access into the city centre, along with convenient routes to the A48 and M4, making it well suited for commuters.

This is a home that balances immediate comfort with future potential, appealing to buyers seeking a well located apartment with generous proportions and outdoor space.

- No onward chain
- Two double bedrooms
- Spacious living room with dual aspect
- Kitchen diner with integrated appliances
- Highly sought after Cyncoed location
- Purpose built top floor apartment
- En suite to primary bedroom
- Two private sitting balconies
- Allocated parking



980.00 sq ft

Communal Entrance

Entered via a secure communal entrance with intercom system, leading to the top floor apartment.

Entrance Hall

Accessed via a wooden entrance door with obscure glazed panel allowing natural light. The hallway is L-shaped with coved ceiling, radiator and intercom entry phone. Doors lead to all principal rooms.

Living Room

A spacious reception room enjoying a dual aspect with double glazed windows to the side and front. Sliding patio doors open onto a balcony, creating a light and airy feel. Two radiators and a feature curved ceiling.

Balcony

An impressive L-shaped sitting balcony providing both open and covered seating areas. Finished with decking and glass balustrade, with outside lighting. Enjoys pleasant views towards the park and surrounding area.

Kitchen / Diner

Fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Inset one and a half bowl sink with mixer tap. Integrated appliances include an AEG four ring gas hob with extractor hood over, oven, microwave, dishwasher and fridge freezer. Plumbing for washing machine. Tiled flooring, radiator and downlighters. Airing cupboard housing a concealed Viessmann gas combination boiler.

Bathroom

Fitted with a bath, WC and wash hand basin set within a vanity unit. Obscure double glazed window to side. Heated towel rail, tiled walls and flooring, shaver point.

Primary Bedroom

Accessed via a small inner corridor from the hallway, with built in storage. The bedroom itself features coved ceiling, radiator and fitted wardrobes. Sliding patio doors open onto a second private balcony.

Bedroom Two

A double bedroom with double glazed window to side, radiator and built in double wardrobe.

En Suite

Comprising a shower set within a quadrant enclosure with bi-fold glass doors, WC and wash hand basin with vanity storage. Obscure double glazed window to side, heated towel rail, tiled walls and floor, extractor fan.

Second Balcony

A further covered and decked seating area with glass balustrade, overlooking the rear gardens and surrounding area.

Outside & Parking

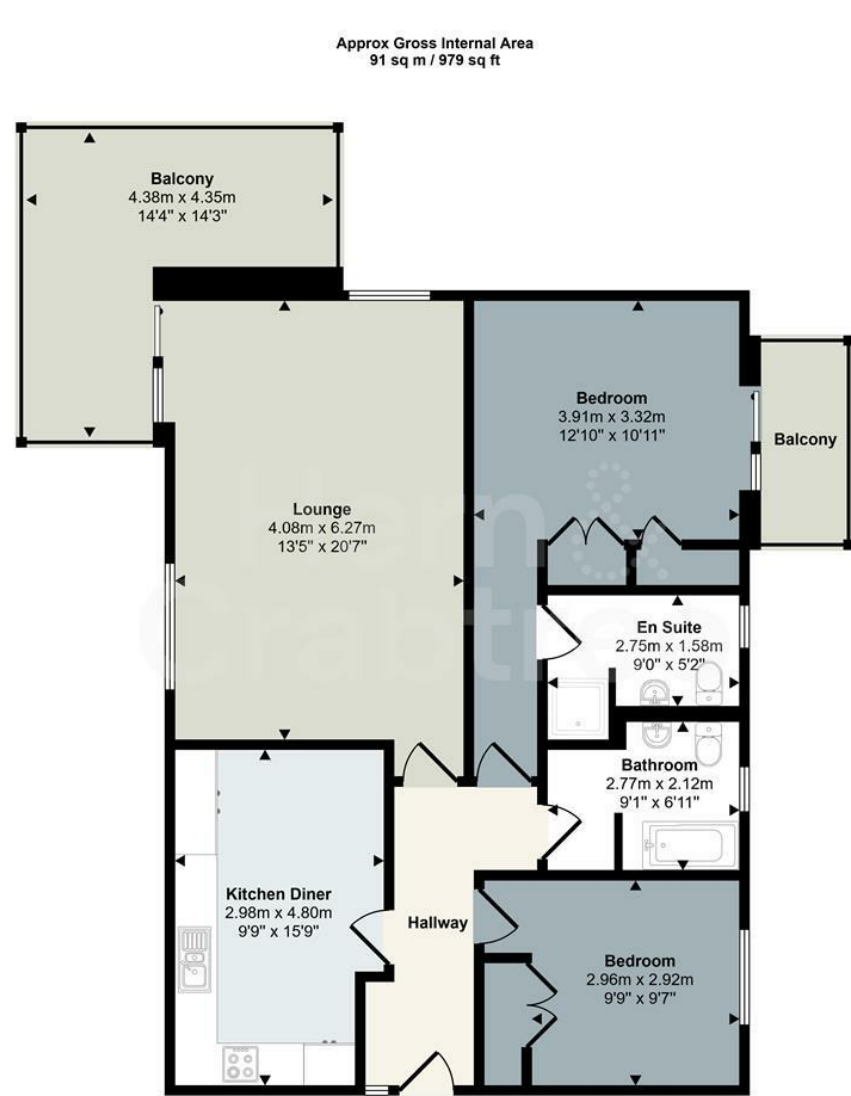
The property benefits from allocated parking and a large external storage cupboard located on the ground floor.

Disclaimer

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.



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