Rhydypenau Road

CYNCOED, CARDIFF, CF23 6QE

GUIDE PRICE £230,000

Hern & Crabtree

Rhydypenau Road

Offered to the market with no onward chain, this well presented first floor apartment occupies a sought after position in the heart of Cyncoed, one of Cardiff's most desirable residential locations. Thoughtfully arranged and well proportioned throughout, the property offers comfortable accommodation that will appeal to professionals, downsizers and those seeking a low maintenance home in an excellent location.

The apartment is entered via a secure communal entrance and opens into a welcoming hallway with generous storage and access to a useful utility room. At the heart of the home is a bright open plan living, dining and kitchen space, designed to make the most of the natural light, with patio doors opening onto a private balcony. The fitted kitchen is well equipped with a range of integrated appliances, creating a practical and sociable environment for everyday living.

There are two comfortable double bedrooms, both benefiting from fitted wardrobes, while the principal bedroom enjoys its own private balcony together with an en suite shower room. A separate shower room serves the remainder of the apartment, providing flexibility for guests and everyday use.

Cyncoed remains one of Cardiff's most highly regarded suburbs, known for its tree lined streets, excellent schools and strong sense of community. The property is within easy reach of Roath Park Lake, Heath Park and Llanishen Reservoir, offering plenty of opportunities for walking, cycling and outdoor recreation. Nearby Rhydypenau and Cyncoed villages provide an excellent selection of cafés, restaurants, shops and everyday amenities, while Cardiff Gate, the A48 and M4 are easily accessible for commuters. Regular bus services connect the area with Cardiff city centre, making this an exceptionally convenient place to call home.

Approx 898.00 sq ft

Communal Entrance
Secure communal entrance with stairs rising to the first floor and access to the apartment.

Entrance Hall
Fire door leading into the apartment. Coved ceiling. Loft access hatch. Large built in storage cupboard. Entry phone system. Electric heater. Doors leading to all principal rooms.

Utility Room
No windows. Fitted work surface incorporating a stainless steel sink and drainer with cupboard housing the boiler. Plumbing for a washing machine. Wood effect flooring.

Living and Dining Area
Double glazed sliding patio doors opening onto a private rear balcony. Coved ceiling. Recessed lighting. Two electric heaters. Open plan to the kitchen creating a sociable living space.

Kitchen
Open plan to the living area. Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer. Integrated fridge, integrated freezer, four ring electric hob with integrated electric oven and grill below. Recessed lighting.

Shower Room
No windows. Walk in shower with tiled surround. WC. Wash hand basin. Heated towel rail. Recessed lighting. Vinyl flooring

Bedroom One
Double glazed sliding patio doors opening onto a private rear balcony. Coved ceiling. Electric heater. Large built in wardrobe.

En Suite Shower Room
No windows. Corner shower enclosure with tiled surround. WC. Wash hand basin. Heated towel rail. Part tiled walls. Vinyl flooring

Bedroom Two
Double glazed window to the front aspect. Coved ceiling. Electric heater. Built in wardrobe

Outside
The property benefits from two private balconies, providing pleasant outdoor seating areas accessed from both the living space and the principal bedroom. The apartment is set within communal grounds and is offered to the market with no onward chain.

Parking
The property has a secure basement parking space, with key fob to enter via roller shutter doors. Visitor parking spaces are on a first come first served basis.

Disclaimer
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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure - Leasehold
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Lease Term 125 years from 1 January 2006
Lease Term Remaining 104 years (Approx)

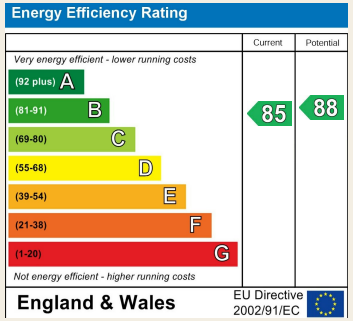
We believe that the £250.00 GROUND RENT PER ANNUM.
£1,900.00 SERVICE CHARGE PER ANNUM.
However the has not been verified.

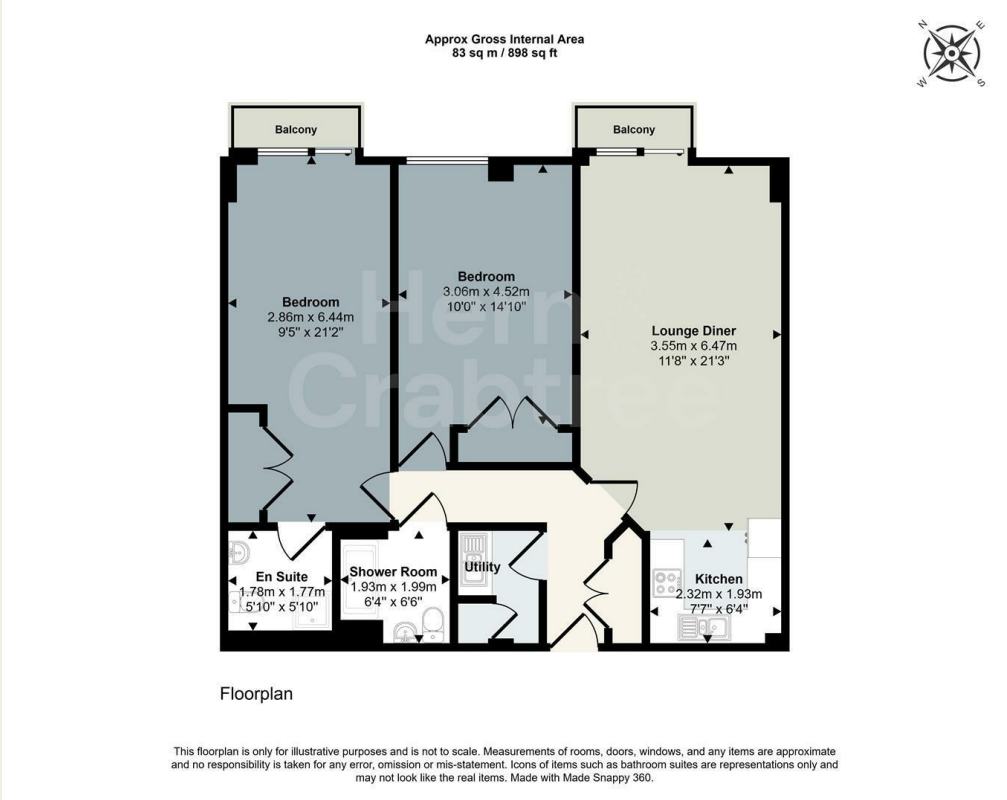
Floor Area 871 ft2/ 81 m2
Local Authority Cardiff

Council Tax Band: E

Conservation Area - No
Council Tax Band Band E
Council Tax Estimate £2,461
Year Built 2009

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





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