



Sheppard
& Bear

Cyncoed Place | | Cardiff | CF23 6SG

£350,000



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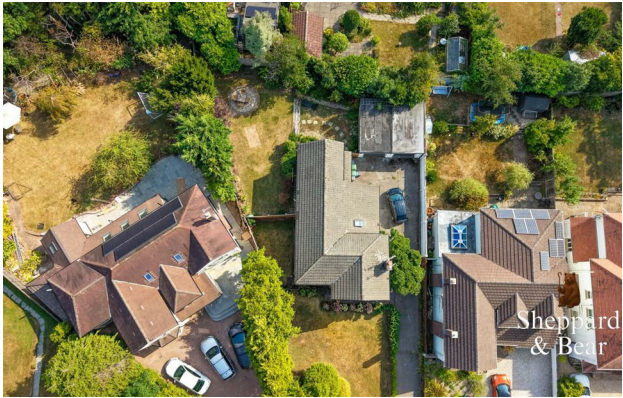
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Cardiff | CF23 6SG
£350,000

Nestled in the desirable area of Cyncoed Place, Cardiff, this immaculately presented two-bedroom first-floor maisonette offers a perfect blend of modern living and comfort. Spanning an impressive 838 square feet, the property boasts its own private entrance hall, ensuring a sense of privacy and exclusivity.

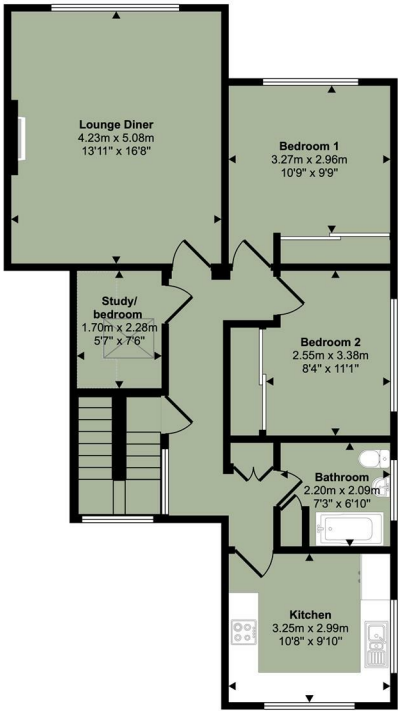
Accommodation comprises a lounge/diner, ideal for both relaxation and entertaining. The modern kitchen/breakfast room is well-equipped, providing a delightful space for culinary pursuits. The maisonette features two generously sized double bedrooms, along with a versatile study that is currently utilised as an additional bedroom, catering to various lifestyle needs.

The bathroom is thoughtfully designed, complementing the overall modern aesthetic of the home. Outside,

- Two double bedrooms
 - Immaculately presented
 - Good size lounge/diner
 - Shared driveway access
 - Own rear garden
- Modern kitchen/breakfast room
 - Private entrance hall
 - Study / bedroom
 - Private garage included
 - End of cul-de-sac location



Approx Gross Internal Area
78 sq m / 838 sq ft



Floorplan

Denotes head height below 1.5m

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		
	71	75
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating C

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