



Sheppard  
& Bear

Cyncoed Road | | Cardiff | CF23 5SA

Offers over £265,000



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Nestled on the desirable Cyncoed Road in Cardiff, this impressively spacious ground floor maisonette offers a remarkable living experience. Spanning an impressive 1,132 square feet, this property is larger than your average flat or maisonette, making it an ideal choice for those seeking comfort and space.

Upon entering, you are welcomed into a generous lounge that seamlessly flows into a dining room, perfect for entertaining guests or enjoying family meals. The modern refitted kitchen is a highlight, equipped with contemporary fittings that cater to all your culinary needs. Additionally, a utility room provides extra storage and convenience.

This property features two well-proportioned double bedrooms, ensuring ample space for relaxation and

- Impressively spacious
- Modern refitted kitchen
- Modern bathroom with shower
- Two double bedrooms
- Near amenities
- Ground floor Maisonette
- Utility room
- Separate WC
- Garage for off-street parking
- Great transport links

**Entrance porch**

**Hallway**

**Living room**

14'9 x 13'0 (4.5m x 3.96m)

**Dining room**

**Inner Hall**

**Kitchen**

14'7 x 6'7 (4.45m x 2.01m)

**Utility room**

8'5 x 5'6 (2.57m x 1.68m)

**Bathroom**

**Separate WC**

**Bedroom one**

15'5" x 10'5" (plus door recess)  
(4.57m x 3.05m (plus door recess))

**Bedroom two**

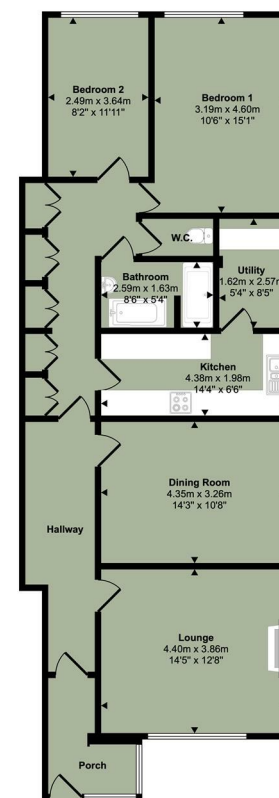
12'2 x 8'3 (3.71m x 2.51m)

**Bedroom two**

**Outside and parking**



Approx Gross Internal Area  
105 sq m / 1132 sq ft



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 | 74                         | 79        |
| (55-68)                                     | D |                            |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |

Council Tax Band  
EPC Rating C

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