



Emsworth Court Werngoch Road, Cyncoed CF23 6RR



Matthews Estate Agents are delighted to offer to the market this three bedroom substantial ground floor apartment located within a select close in the much sought after Cyncoed area of Cardiff.

Offered for sale with no onward chain, this double glazed, gas centrally heated accommodation briefly comprises: entrance hallway leading to inner hallway, lounge, kitchen, two double bedrooms, bedroom three/dining room, shower room, utility area and cloakroom. Externally, there are communal gardens to both front and side aspects and garage. EPC Rating: C-71

Leasehold property: 99 year lease from 1980 (please call for further details). Ground rent and buildings Insurance £150.00 a year approx. £350.00 maintenance per year approx (to include communal gardens & general up-keep)

£285,000 Offers in Excess of

Entrance

Enter via wooden panelled front door with obscure glazed panes inset to:

Entrance Hall

Storage cupboards, glazed double doors opening to:



Kitchen

11'4" x 8'2" (3.45m x 2.5m).

Rear aspect double glazed window, fitted range of wall & base units with roll top work surfaces, sink & drainer unit, space for slot-in electric oven with concealed extractor hood over, dishwasher, space for fridge/freezer, tiled walls.



Inner Hallway

Doors to lounge, bedrooms, shower room, kitchen & WC.

Lounge

23' x 12'5" (7m x 3.78m).

Front aspect double glazed window, side aspect double glazed window, feature electric fireplace with marble hearth & decorative wooden surround, coved ceiling, television & telephone points, radiators.



Bedroom One

18'1" x 11'2" (5.5m x 3.4m).

Front aspect double glazed window, fitted range of wardrobes, coved ceiling, radiator.



Bedroom Two

18'1" x 9'8" (5.5m x 2.95m).

Front aspect double glazed window, radiator.



Bedroom Three/Dinning Room

12'5" x 12'4" max (3.78m x 3.76m max).
Side aspect double glazed window, coved ceiling, radiator.



Shower Room

Rear aspect obscure double glazed window, fitted three piece suite comprising: close coupled WC, pedestal wash basin & glazed double shower cubicle with electric shower over, chrome towel radiator, tiled walls.



Utility Area

Rear aspect uPVC obscure double glazed window, plumbed for washing machine, storage shelving.

Cloakroom

Fitted two piece suite comprising: close coupled WC & wall mounted wash basin, tiled splashbacks.

EXTERIOR

Communal Gardens

Mature, well maintained gardens, predominantly laid to lawn with established shrubs & trees.



Garage

Accessed via electric up & over door to front, power & light connected.



LEASEHOLD & MANAGEMENT INFORMATION

TENURE: Leasehold – 99 years from Dec 1980.

MAINTENANCE CHARGE:

£300 approx per annum.

GROUND RENT & BUILDINGS INSURANCE:

£150. per annum

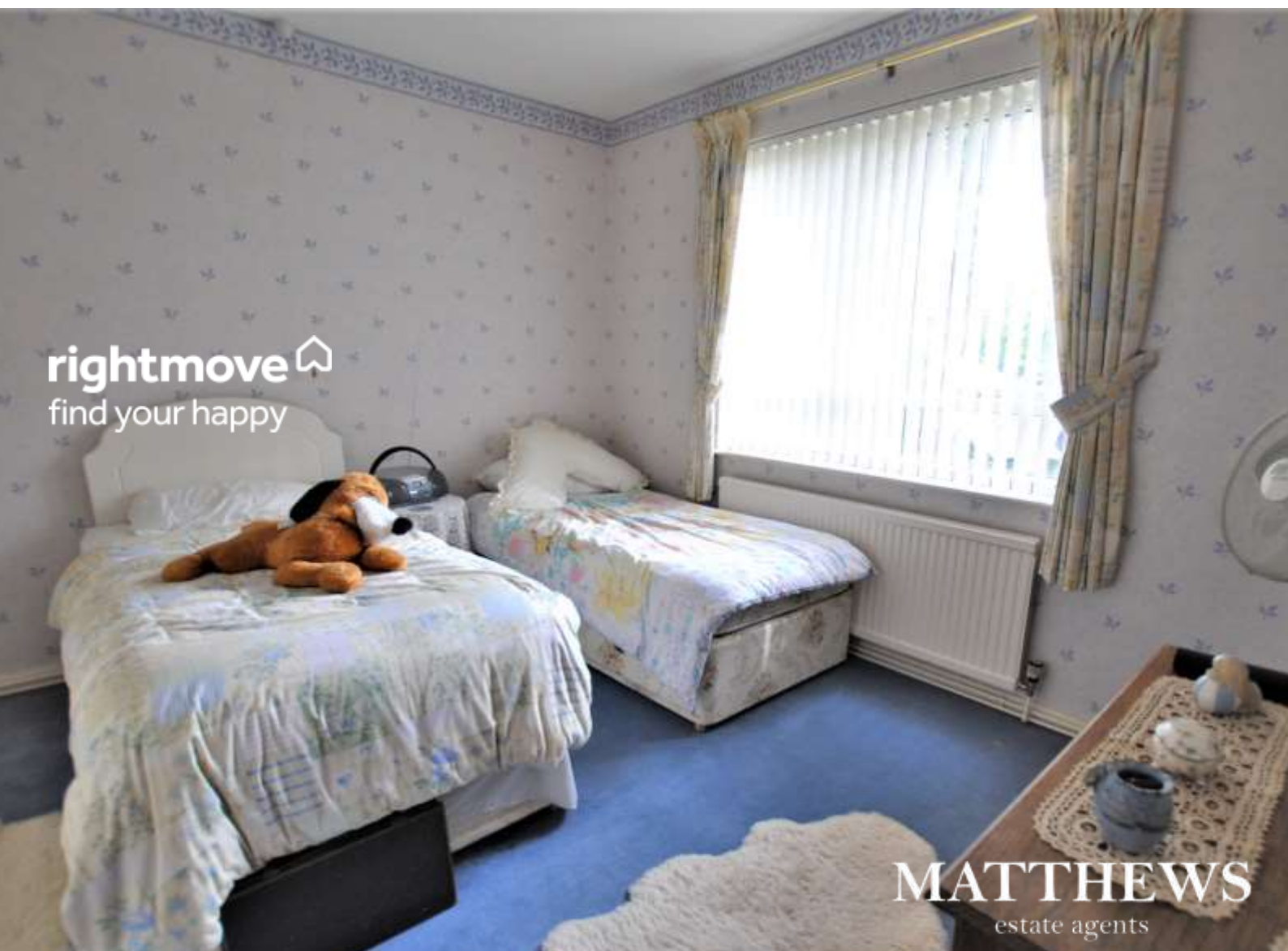
VIEWING ARRANGEMENTS


To arrange a viewing please contact Matthews Estate Agents on 02920 765744 or call into our office at 23 Clearwater Way, Lakeside, Cardiff CF23 6DL.

OPENING HOURS

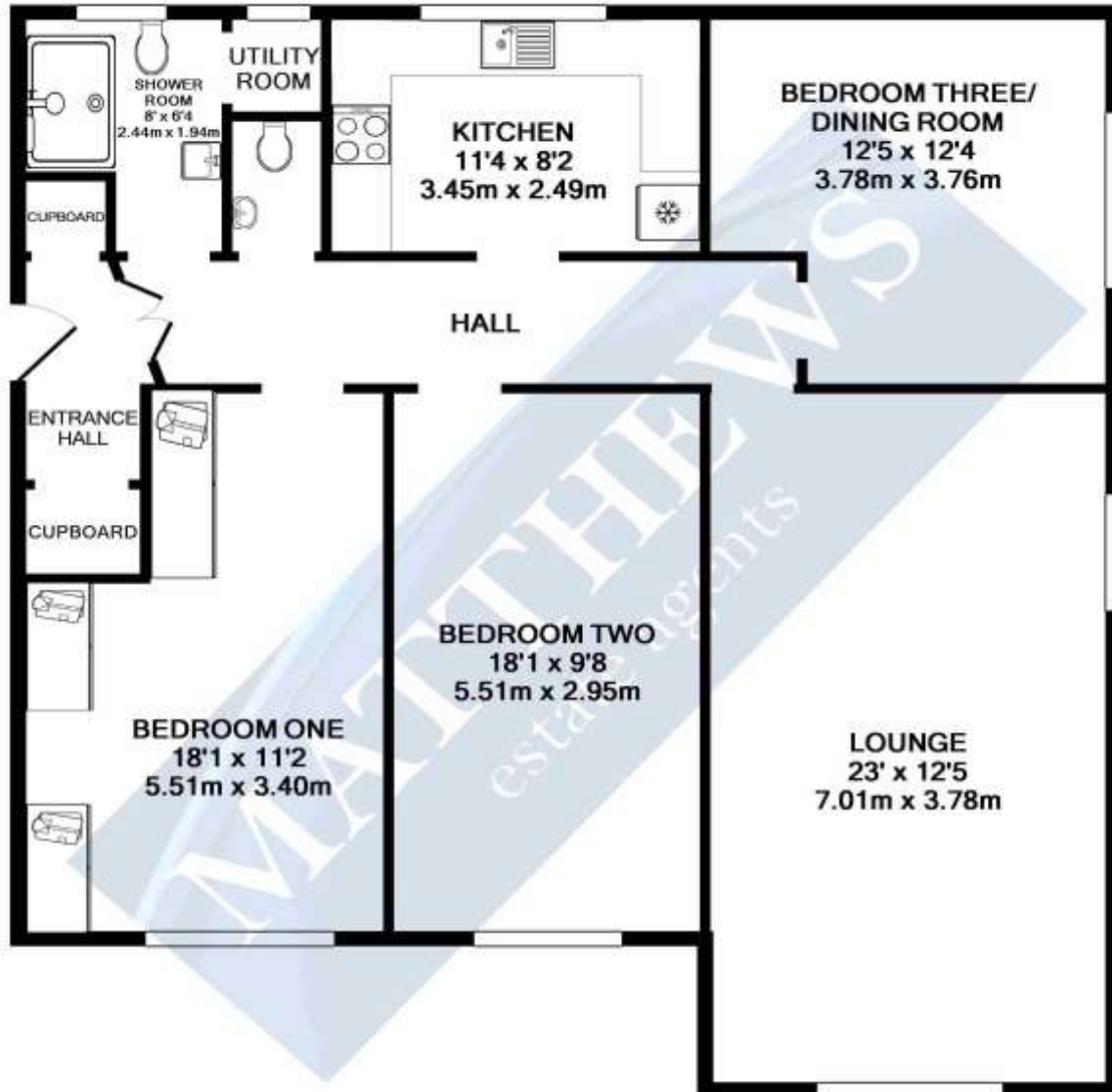
Monday to Friday – 9.00am – 5.30pm
Saturday – 10.00am – 4.00pm





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Measurements are approximate. Not to scale. Illustrative purposes only
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