



Berkeley Court Rannoch Drive, Cyncoed CF23 6LU



A very spacious, purpose built ground floor apartment with two double bedrooms, garage, attractive terrace to the front and access to a patio area to the rear. The property is set in the very popular area of Cyncoed with access to a wide range of local amenities and great transport links to the city centre.

Accommodation briefly comprises: communal entrance hall, spacious entrance hallway, lounge/diner, two double bedrooms with fitted wardrobes in both, fitted kitchen, shower room and a separate cloakroom.

The property further benefits from excellent storage throughout, double glazing and gas fired central heating. Leasehold property 151 years from 2005 EPC: TBC

To arrange a viewing please contact Matthews Estate Agents on 02920 765744 or call into our office at The Gatehouse, Melrose Hall, Cypress Drive, Cardiff, CF3 0EG.

Offers IEO **£249,950**

Entrance

Enter via communal door with security code.

Reception Hallway

Door to rear lobby providing access to the rear garden area, stairs to first floor apartments.



Kitchen

13'1" x 9'3" (4m x 2.82m).

Rear aspect uPVC double glazed window, fitted range of wall & base units, roll top work surfaces with stainless steel sink & drainer unit inset, tiled splashbacks, fitted double oven, gas fired hob inset to work surface with extractor hood over, integrated fridge/freezer, plumbed for washing machine & dishwasher, ceramic tiled floor.

Apartment Entrance

Door to hallway, panelled doors to lounge/diner, both bedrooms, kitchen & bathrooms, mirror fronted storage cupboards, double sized airing cupboard, radiator, wood effect flooring.



Lounge/Diner

28'4" x 11'4" (8.64m x 3.45m).

Front aspect uPVC double glazed sliding doors to terrace, rear aspect uPVC double glazed French doors to garden area, Bath-stone fire surround with electric fire inset and marble hearth, coved ceiling, radiators.



Shower Room

7' x 6'5" (2.13m x 1.96m).

Rear aspect uPVC obscure double glazed window, fitted wet room comprising: low level WC, vanity unit with wash basin inset, wall mounted shower with shower rails, tiled splashbacks, chrome towel radiator, downlighting, extractor fan, specialist non-slip wet room flooring.



Cloakroom

Rear aspect uPVC obscure double glazed window, fitted two piece suite comprising: close coupled WC, vanity unit with wash basin inset, tiled splashbacks, extractor fan, downlighting, radiator.



Bedroom One

16'8" x 12'2" (5.08m x 3.7m).

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



Bedroom Two

16'6" x 9'11" (5.03m x 3.02m).

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



EXTERNAL

Garage

Up & over garage door to front, door to rear courtyard area, side access gate.

Communal Garden

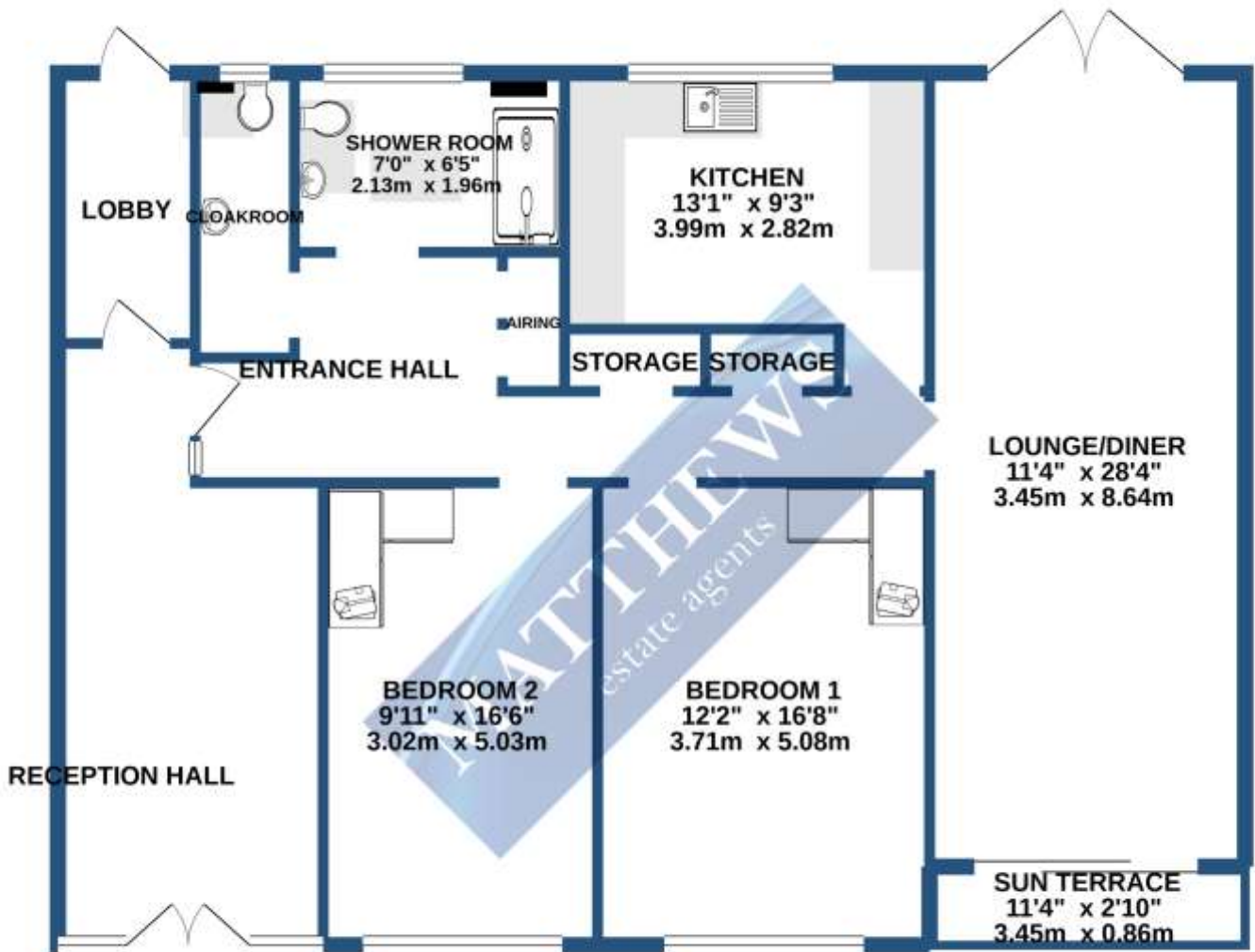
The gardens have a large area mainly laid to paving slabs, washing line for resident's use.







GROUND FLOOR



VIEWING ARRANGEMENTS

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or call into our office:

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OPENING HOURS

Monday to Friday – 9.00am – 5.30pm

Saturday – 10.00am – 4.00pm

Disclaimer

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