



Sandwick Court, Cyncoed, Cardiff, CF23 6SS

2 Bed • 1 Bath • EPC C

£329,950

SANDWICK COURT, CYNCOED, CARDIFF, CF23 6SS



First-floor two-bedroom apartment in Sandwich Court, Cyncoed, featuring a bright dual-aspect living room, separate kitchen, and clean-lined contemporary bathroom, less than a mile from Roath Park Lake.

STEP INSIDE

Apartment 8 Sandwich Court occupies a first-floor position within an established purpose-built development along Cyncoed Road. Presented with neutral walls and practical wood-effect flooring, the apartment offers a clean canvas and an efficient, straightforward layout.

The private entrance hallway gives access to each primary room. The living room serves as the central reception space, lit by a substantial multipaned window that draws in natural daylight across light wood-effect laminate floors. There is ample room here to configure both relaxed seating and a dedicated dining table. Across the hall, the kitchen is arranged along two runs, fitted with smooth white shaker-style cabinetry, bar handles, and contrasting dark roll-top work surfaces. Neutral square wall tiling frames the prep areas, and integrated appliances include a stainless steel electric oven, matching four-ring ceramic hob, and overhead chimney extractor, alongside designated space and plumbing for an under-counter washing machine.

Both bedrooms are genuine doubles finished in neutral paintwork and practical timber-effect flooring. The principal bedroom easily accommodates a king-size bed and freestanding bedroom furniture, benefiting from views across the development grounds. The second bedroom provides flexible accommodation, working equally well as a guest double or a quiet study. Serving both rooms is a three-piece bathroom, finished with full-height stone-effect wall tiles and slate-toned floor tiles. It features a panelled bath with a wall-mounted chrome mixer shower and glazed shower screen, paired with a white pedestal washbasin, matching dual-flush WC, and a wall-mounted chrome heated towel rail.

Outside, Sandwich Court sits back from Cyncoed Road behind manicured communal lawns, established trees, and bordered shrubbery, accompanied by resident



parking facilities set to the rear. The location places everyday conveniences within easy reach. The shopping parade at Clearwater Way is half a mile away, home to a local pharmacy, independent convenience stores, and neighborhood eateries such as Mama's Indian Takeaway and Jago Hair and Beauty. Roath Park Lake and the surrounding botanical gardens lie under a mile to the west for weekend walking, while The Discovery pub and Lakeside's Juboraj provide local dining options. Bus route 52 runs along Cyncoed Road with frequent direct services into Cardiff city centre in around twenty minutes, and Heath High Level railway station is approximately one and a half miles away for broader rail connections.





Property Details

Property Type: **Apartment**

Bedrooms: **2**

Bathrooms: **1**

EPC Rating: **C**

Tenure: **Leasehold**

Energy Performance

Current Rating

C

Key Features

- EPC Rating C
- Popular Cyncoed Location

Your Buying Journey

We guide you through every step of the process



1

Arrange a Viewing

Book a viewing at your convenience. We offer in-person and virtual options.

2

Make an Offer

Found your perfect property? Submit your offer and we'll negotiate on your behalf.

3

Offer Accepted

We'll guide you through next steps and introduce you to trusted solicitors.

4

Conveyancing

Your solicitor handles searches and contracts. We keep you updated throughout.

5

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6

Exchange & Complete

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