

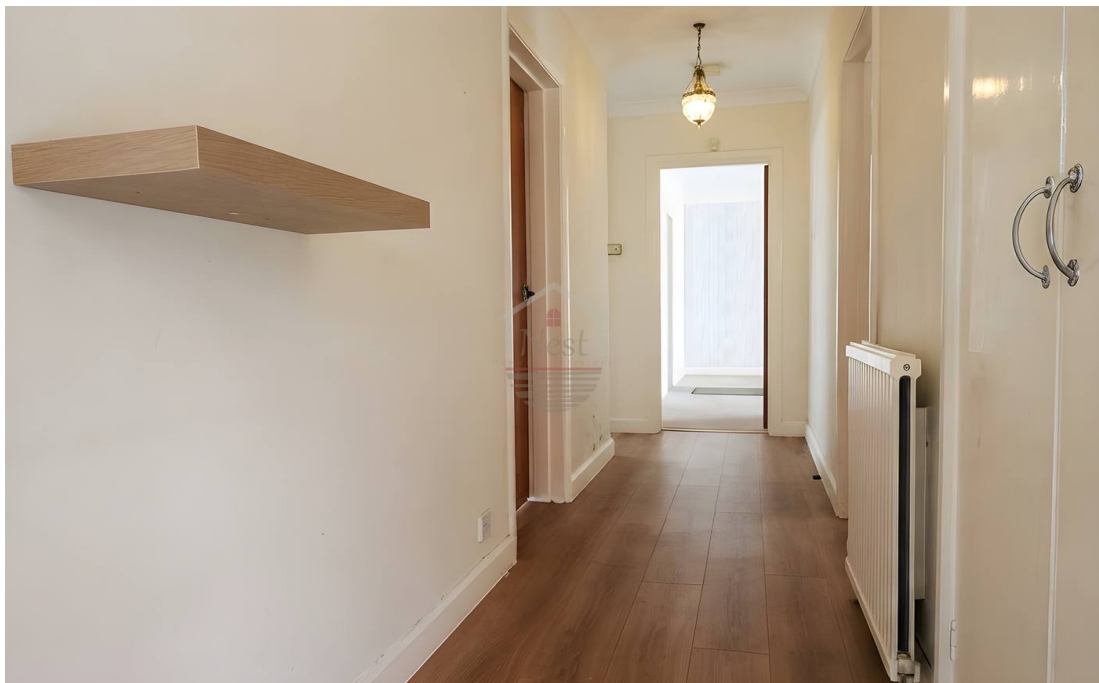


Sandwick Court, Cyncoed Road, Cardiff, CF23 6SS

2 Bed • EPC C

£325,000

SANDWICK COURT, CYNCOED ROAD, CARDIFF, CF23 6SS



A well-positioned two-bedroom apartment at Sandwich Court, offering a practical layout in the heart of Cyncoed, Cardiff, with an EPC rating of C.

STEP INSIDE

Apartment 11 at Sandwick Court is a two-bedroom flat located at the beginning of Cyncoed Road. The property provides a functional layout across a single level, suitable for those looking to establish themselves in this residential area. The interior features a neutral decorative style throughout, allowing for easy personalisation. The living area is carpeted and benefits from natural light, creating a straightforward space for daily use. The kitchen is equipped with fitted units, worktops, and space for essential appliances, finished with practical splashback tiling. Both bedrooms are well-proportioned, providing enough room for furniture and storage. The bathroom includes a suite with a shower over the bath and is finished with wall tiling. Throughout the flat, you will find standard ceiling heights and traditional radiator heating. The building is set within a managed development, maintaining a consistent appearance. The property holds an EPC rating of C, indicating a reasonable level of energy efficiency for the building. The lease length is 189 years from 18th September 1976. Cyncoed is a long-established neighbourhood known for its consistent appeal and proximity to Cardiff amenities. Residents have access to local shopping facilities at the nearby Rhydyphenau Crossroads. The area is well-served by schools, including Cardiff High School on Llandennis Road and Lakeside Primary School on Ontario Way. For those commuting to the city centre, transport links are available via regular bus services along Cyncoed Road. The University Hospital of Wales is located a short drive away, approximately seven minutes from the property. The location provides a balance between quiet residential living and access to the wider city, making it a practical base for professionals.





Property Details



Property Type: **Apartment**

Bedrooms: **2**

EPC Rating: **C**

Council Tax: **Band F**

Tenure: **Leasehold**

Energy Performance

Current Rating

C

Key Features

- Prime Cyncoed Location
- Energy Efficient EPC-C
- Council Tax Band F
- Two Spacious Bedrooms
- Desirable Cardiff Address

Floor Plan

Sandwick Court, Cyncoed Road, Cardiff, CF23 6SS



Floor plan is for illustrative purposes only. Not to scale.

Property Specifications

Bedrooms: 2

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

Survey & Mortgage

Arrange your mortgage and survey. We can recommend local professionals.

6

Exchange & Complete

Exchange contracts, set completion date, and collect your keys!

Ready to take the next step?

ARRANGE A VIEWING

Contact our team to book your private viewing:

Tel: 07304 006532

Email: admin@nest-homes.co.uk



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