



Apartment 1, Sandwich Court, Cyncoed, Cardiff, CF23 6SS

2 Bed • 2 Bath • 1 Recep • EPC C

£285,000

APARTMENT 1, SANDWICK COURT, CYNCOED, CARDIFF, CF23 6SS



Discover your dream home in CYNCOED! This stunning 2 BEDROOM APARTMENT offers a SPACIOUS LIVING AREA and PRIVATE GARAGE. Ideal location with easy access to local AMENITIES, schools, and parks. Perfect for first-time buyers or investors. Don't miss out!

STEP INSIDE

Welcome to your new home in the heart of Cyncoed, Cardiff! This exceptional 2-bedroom apartment boasts a spacious living area, perfect for entertaining friends or enjoying a cozy night in. You'll love the added convenience of a private garage, ensuring your vehicle is secure and easily accessible. With a modern Energy Performance Certificate rating of C, this property is as efficient as it is stylish.

Cyncoed is a sought-after area known for its beautiful tree-lined streets and vibrant community atmosphere. You will find an array of local amenities just a short stroll away, including shops, cafés, and restaurants. Ideal for families, Cyncoed is surrounded by reputable schools and ample green spaces, including the picturesque Roath Park and its stunning lake, perfect for weekend outings.

This apartment not only offers comfort and convenience but also excellent transport links to Cardiff city centre and beyond. Whether you're a first-time buyer or looking for an investment opportunity, this property is a fantastic choice. Schedule your viewing today and experience the charm and benefits of living in this desirable location!







Property Details

Property Type:	Apartment	Bedrooms:	2
Bathrooms:	2	Reception Rooms:	1
Floor Area:	1,055 sq ft	EPC Rating:	C
Council Tax:	Band F	Tenure:	Leasehold

Energy Performance

Current Rating

C

Potential Rating

C

Key Features

- Spacious Living Area
- Prime Cardiff Location
- EPC Rating C
- Double Glazed Throughout
- Gas Central Heating
- Private Garage Included
- Near Local Amenities
- Council Tax Band F
- Single Garage
- Back Garden

Floor Plans



Apartment 1, Sandwick Court, Cyncoed, Cardiff, CF23 6SS



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

Property Specifications

Total Floor Area: **1,055 sq ft**

Habitable Rooms: **4**

Floor Level: **00**

Number of Floors: **1**

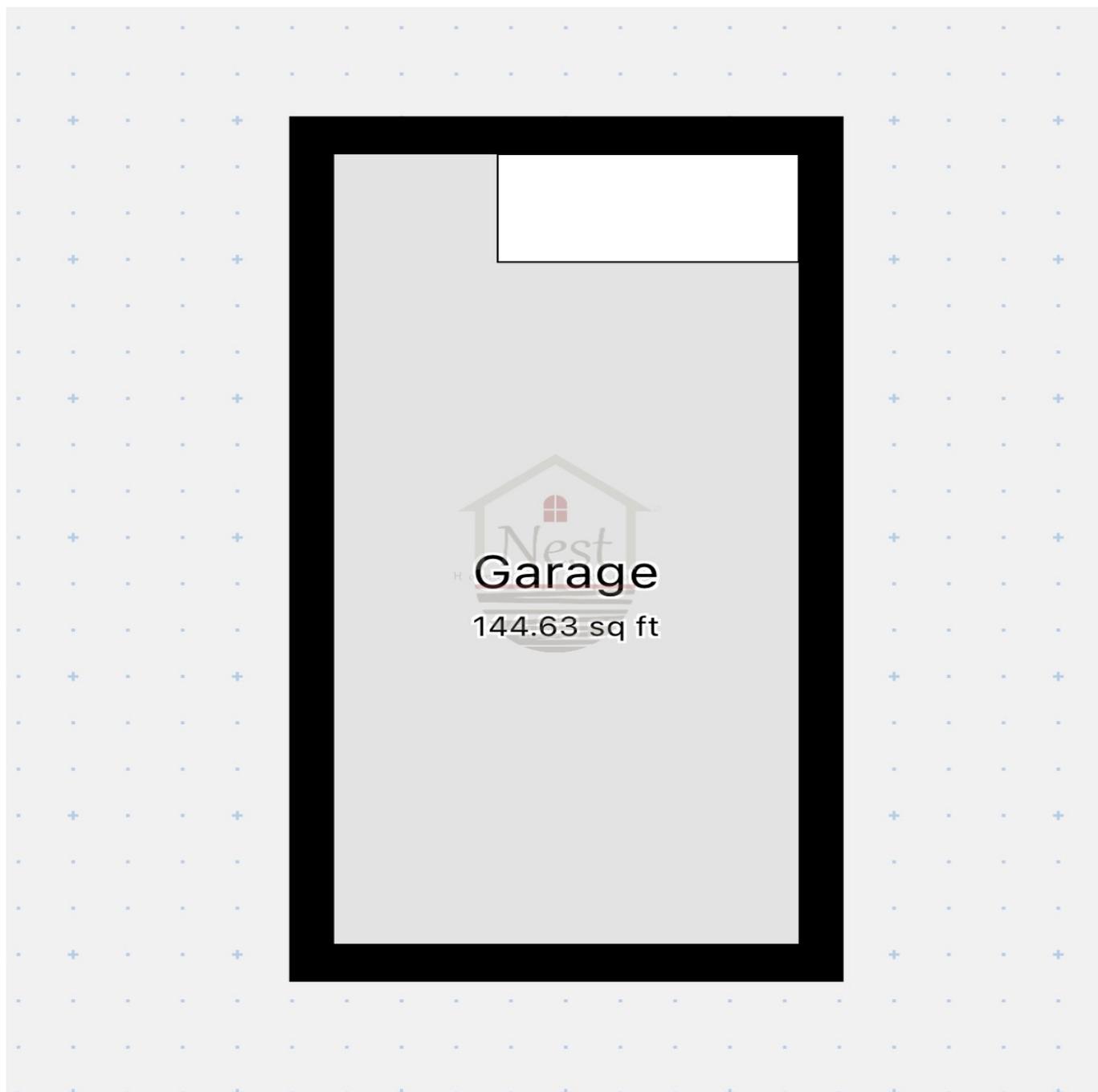
Built Form: **End-Terrace**

Construction: **England and Wales: 1991-1995**

First Floor



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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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