

25 Celyn Avenue,
Lakeside, Cardiff, CF23 6EH



Estate Agents and
Chartered Surveyors

Offers In Excess

£225,000



Ground Floor Maisonette



Property Description

MGY are delighted to offer for sale this rare opportunity to acquire a spacious 2 bedroom ground floor maisonette in a much sought after location within walking distance of Roath Park and Cardiff High School. The property benefits from a garage and a good size private garden along with a communal garden also. Accommodation comprises of porch, entrance hall, lounge, separate kitchen, 2 double bedrooms and a bathroom.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 624 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is located in the ever popular Lakeside area. Within walking distance of Roath Park Lake and Cardiff High School. Many other amenities are close at hand.

PORCH

Entered via obscured uPVC double glazed doors. Cupboard housing Worcester combi boiler and further cupboard with plumbing and space for washing machine.

ENTRANCE HALL

Entered via obscured double glazed door. Wood flooring. Cloak cupboard.

LOUNGE

13' 7" into alcove x 12' 8" (4.15m x 3.87m)
Double glazed uPVC Window to front.
Wood flooring. Coved ceiling.

KITCHEN

10' 3" x 7' 11" (3.13m x 2.42m)
Double glazed window to rear. Base and wall units with work surfaces incorporating one and a half sink unit with mixer tap. Gas hob with extractor over. Tiled walls. Radiator.

BEDROOM ONE

13' 7" x 9' 11" (4.15m x 3.03m)
Double glazed window to rear. Coved ceiling. Radiator. Fitted cupboard with shelving. Radiator.

BEDROOM TWO

15' 2" x 8' 0" (4.63m x 2.44m)
Double glazed window to front. Fitted wardrobes. Fitted cupboard. Radiator.

BATHROOM

6' 9" x 5' 5" (2.07m x 1.66m)
Obscured double glazed window to rear. Tiled Floor. Bath with mixer tap and mounted shower attachment over, w.c, vanity enclosed wash hand basin with mixer tap and cupboards below.

OUTSIDE

Low maintenance garden to rear.
Garage with remote controlled up and over door.

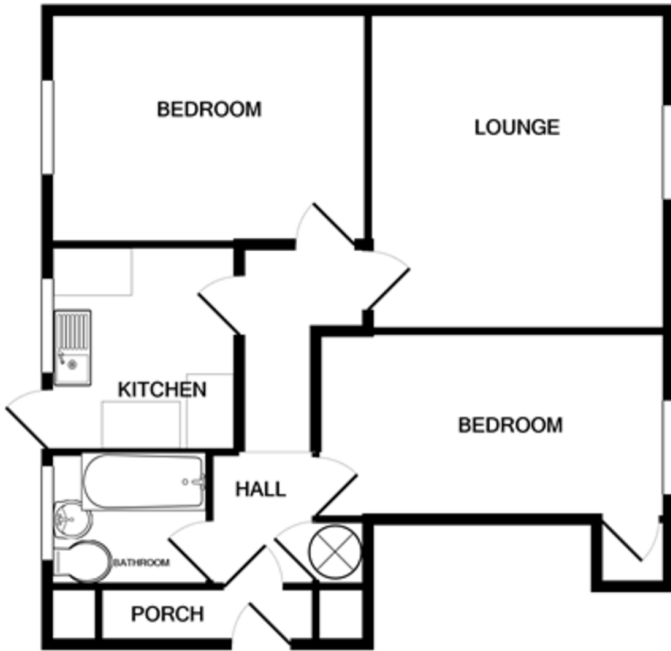
TENURE

We are advised by the present owner that the property is of Leasehold Tenure with a remaining term of 125 years. We are also advised that there are no annual service charges or ground rent. This information is to be verified by your legal representative.

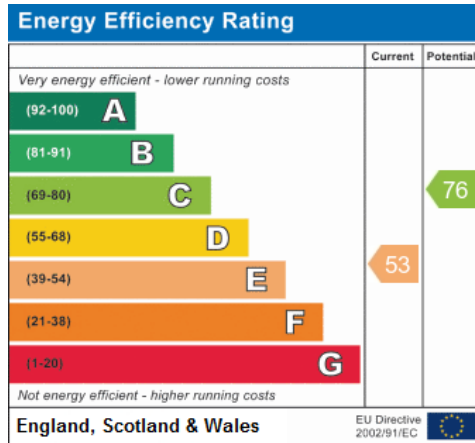
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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