



126 Wynclyffe Gardens

Pentwyn, Cardiff, CF23 7FB

Offers In The Region Of £150,000

We are excited to present an immaculate two-bedroom, first-floor apartment, perfect for both first-time buyers and investors seeking a maintenance-free property.

This stunning apartment features two bathrooms, one private parking space, and is located in a desirable area with no onward chain.

For investors, this property offers an expected 8.8% ROI, with a ground rent of £250 per annum and a service charge of £1400 per annum.

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

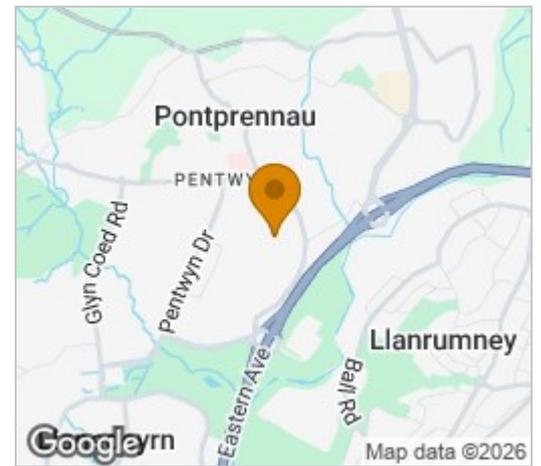
- Two bedroom first floor apartment
- Family Bathroom
- EN-suite in the master bedroom
- 8.25% ROI
- Recently decorated with new flooring to the open plan lounge kitchen
- Ideal B2L investment or first time buy
- Annual ground rent £250
- Annual service charge £1400
- No Chain - Vacant
- 107 years remaining on lease



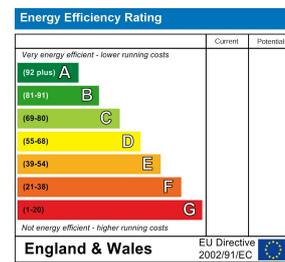
Floor Plan



Area Map



Energy Efficiency Graph



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