



Marquess Court, Cefn Coed Road, Cyncoed , CF23 6AQ
£475,000



- Executive Style Home
- No Onward Chain
- Close To Local Amenities
- Two Double Bedrooms
- Excellent Location
- EPC Rating TBC

Description...

Are you looking for something unique? A home that'll be a cut above the rest? Marquess Court is a stunning development of nine self-contained luxury apartments occupying one of Cardiff's most desirable locations. Moving into Marquess Court, you'll enjoy easy access to whole range of local amenities including the picturesque Roath Park Lake, Cardiff High School and Lakeside Primary catchments, be within a 10 minute drive to University Hospital of Wales along with enjoying access to the M4, A48 and A470 making travel a breeze.

Apartment 2 is situated on the lower ground floor and enjoys approximately 1074 square ft of living space. Briefly comprising Lobby, Living/Dining Space, Kitchen, Two Double Bedrooms, En-suite bathroom from Bedroom One, Separate Main Bathroom and utility area. Apartment 6 lounge/dining space is unique with what will be an impressive vaulted ceiling.

More information available on request along with details on how to secure this plot.

Predicted EPC Rating: B

Predicted Development Completion: Spring/ Summer2024

Predicted Lease Details: TBC

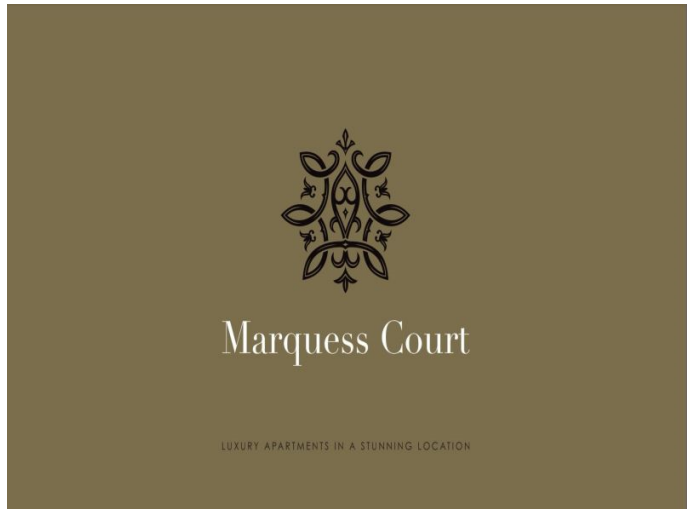
Gated development • Powder coated composite double glazed windows • Ventilation system • Patio, balcony or terrace, with glass balustrade (apartments 1, 2, 4, 5, 8 & 9)

• Secure private parking space • Provision for charging electric cars • Lifts accessible to all floors • Landscaped exterior communal areas • Fire detection and sprinkler system throughout the apartments

• 10-year new home warranty

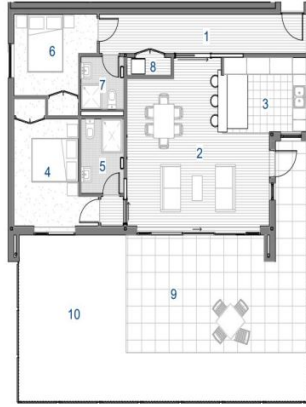
Accommodation...

- Lobby
- Lounge
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom
- Ensuite
- Utility Room
- Patio



Flat 2	Area	
	90 m ²	1074 ft ²

Room	Dimensions	
	Metric	Imperial
1. Lobby	1.4m x 9.1m	47" x 29'8"
2. Living/Dining	5.9m x 7.8m	19'6" x 25'9"
3. Kitchen		
4. Bedroom 1	4.5m x 3.7m	14'9" x 12'1"
5. Ensuite 1	2.6m x 1.9m	8'8" x 6'1"
6. Bedroom 2	3.6m x 3.6m	11'9" x 11'11"
7. Bathroom	1.9m x 1.9m	6'1" x 6'2"
8. Utility	0.6m x 1.9m	2'1" x 6'4"
9. Patio	7.5m x 8m	24'7" x 26'5"
10. Garden	6m x 12.8m	19'7" x 41'11"



Floorplan

Energy Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	