

**Marquess Court , Cefn Coed Road, Cyncoed, CF23 7AQ**  
**£600,000**



- Close To Local Amenities
- Modern Throughout
- No Onward Chain
- Stunning Throughout
- Cardiff High Catchment
- Off-Road Parking
- EPC Rating TBC

# Description...

Introducing a rare opportunity in city living - a stunning apartment located in the desirable area of Cyncoed, a stones throw from Roath Lake. This exceptional property features 2 Bedrooms, with en suites in each, a spacious open plan lounge/diner with a modern fitted kitchen.

Residents will enjoy the convenience of nearby amenities such as cafes, restaurants, artisan bakeries, and excellent transport links to the M4 and A470. For families, the property is situated within catchment areas of Cardiff High School, Roath Park Primary, and Lakeside Primary.

Secure parking is provided for each apartment, with options for electric car charging facilities. Accessibility is key, with all floors accessible by stairs and lift.

To arrange a viewing and seize the opportunity to own this exceptional property, please contact our dedicated sales team on 02920456444. Don't miss out on the chance to experience city living at its finest.

Marquess Court is a Premium Development by one of Cardiff's leading Home builders, Schimitar Homes.

# Accommodation...

- Lounge/Dining Room
- W/C
- Bathroom
- Bedroom One
- En Suite
- Bedroom Two
- En Suite







# Floorplan

# Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 