

PROVIDING QUALITY HOMES THROUGHOUT WALES



CLARENDON

Cyncoed Avenue, Cyncoed, Cardiff RETIREMENT FOR SALE



FEATURES

- One & Two Bedroom Flats
- Two Bed Bungalows
- Guest Room
- 24hr Emergency Alarm
- Resident Scheme Manager
- Resident Parking
- Communal Gardens

Monthly Service Charges:

£111.59 for one bed flat
£114.31 or £115.67 for two bed flats
& £117.03 for 2 bed bungalow

FOR FURTHER INFORMATION

Telephone 0870 013 1930

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LOCATION

Clarendon is situated a short distance from Cyncoed Road, at the head of Cyncoed Avenue, within walking distance of local shops at Cyncoed village, several places of worship and Cardiff Golf club. It is a short bus ride away from the high class shopping area of Wellfield Road, with local health centres, Library and Roath Park Lake. A direct bus route into the centre of Cardiff is just outside the scheme. A mobile library and fresh vegetable and fish supplier make regular visits to the scheme. A free prescription delivery service is available and all the larger supermarkets are near by.

DESCRIPTION

The scheme consists of a mixture of flats and bungalows in their own grounds. The scheme has twenty-four flats, one of which is a one bedroom flat, the others are two bedroom, with fifteen two bedroom bungalows. The scheme is covered by the Association's emergency alarm system, which is manned 24hrs a day. Each property has its own separate entrance, with each of the bungalows enjoying the benefits of an integral garage. Ample parking for residents of the flats and visitors is available within the scheme.

Each property enjoys the benefit of full gas central heating, which is maintained by the Association.

The Resident Scheme Manager works 9am to 1pm, Monday to Friday, and will attend to any emergency or assistance call, if at the scheme.

The scheme has the benefit of a guest room, which is available for visitors and friend of residents to use. The bungalows have their own rear private gardens, while the rest of the scheme has communal grounds, which are for the use of all residents.

All the flats have facilities for Sky TV via a communal dish and the bungalows can have Sky TV if they wish, via an independent dish.