Cyncoed, Cardiff, CF23 6RF

Offers in Excess Of



Estate Agents and Chartered Surveyors

£415,000







Semi-Detached Bungalow









## **Property Description**

Largely extended four bedroom semi detached bungalow in Cyncoed. Modernised, upgraded and completely move in ready with stunning fixtures and fittings, bi-folding doors and roof lantern offering heaps of light throughout the home. Presented with four bedrooms, two bathrooms and a larger than average garden to the rear.

Tenure Freehold

Council Tax Band F

Floor Area Approx 861 sq ft

Viewing Arrangements
Strictly by appointment

#### **LOCATION**

The property sit's in the highly regarded Cyncoed area within walking distance to a range of shops in Cyncoed village. Cardiff Golf Club is just a stone's throw away along with Llanishen Reservoir offering beautiful walks and a newly built coffee shop. Newly development Clearwater Way offers a range of bars and restaurants too and not forgetting the iconic Roath Park Lake which is the main attractions to locals and visitors from further afield.

#### **ENTRANCE HALL**

Enter into hallway via upvc double glazed front door. Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Doors leading to bedroom one, two, four and family bathroom. Loft hatch providing access to loft storage with pull down ladder.

#### **BEDROOM ONE**

11' 3" x 9' 4" (3.43m x 2.85m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front with fitted shutters. Door leading to en suite.

#### **ENSUITE**

Fitted with a three piece bathroom suite comprising walk in shower with sliding glass shower screen, we and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting.

#### **BEDROOM TWO**

9' 3" x 8' 8" (2.82m x 2.65m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to side with fitted shutters.

#### **BEDROOM THREE**

7' 8" x 7' 4" to wardrobes (2.36m x 2.26m) Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front with fitted shutters.

#### **BATHROOM**

Fitted with a modern three piece bathroom suite comprising bath with shower over and fitted glass shower screen, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Upvc double glazed obscure window to side.



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#### **KITCHEN**

12' 7" x 9' 3" (3.86m x 2.84m)

Fitted with a modern range of high gloss white base and eye level units with worktops over. Built in oven, microwave, hob and cooker hood. Inset composite sink unit plus drainer. Integral dishwasher and washing machine. Space for free standing American style fridge/freezer. Two fitted plinth heaters. Smooth walls and ceiling with spot lighting and finished with laminate flooring. Open plan to lounge/dining room.

#### LOUNGE/DINING ROOM

15' 9" x 11' 11" (4.82m x 3.64m)

Smooth walls and ceiling with spot lighting finished with laminate flooring. Upvc double glazed roof lantern with aluminium bi-folding doors to rear garden. Upvc double glazed door to side and door leading to bedroom four.

#### **BEDROOM FOUR**

17' 8" x 7' 1" (5.41m x 2.16m)

Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Upvc double glazed French doors leading to rear garden.

#### **OUTSIDE**

FRONT & SIDE - Tarmac front driveway with parking for three plus cars. Garden gate provides access to side with fitted rain shelter ideal for storing bins and storage boxes for garden equipment and tools. Large storage box housing tumble dryer. External electric points and outside water tap.

#### REAR -

An enclosed split level garden comprising a decking area with fitted balustrade and steps leading down to a garden which is laid to lawn with a fence surround. Raised planters offer the perfect stop for plants and shrubbery.

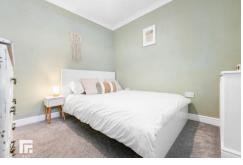


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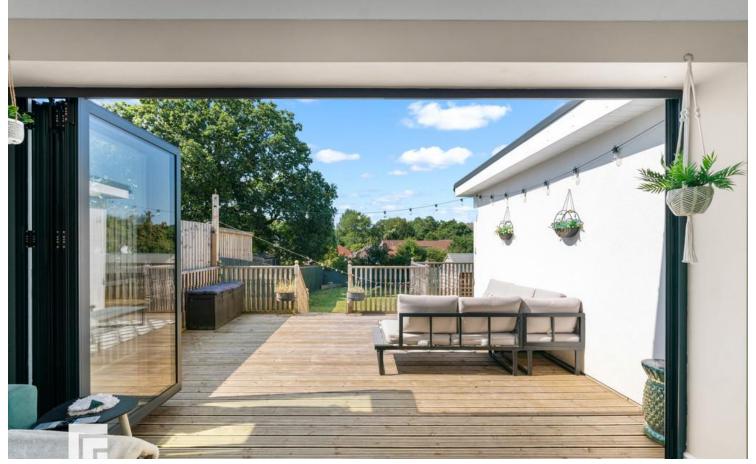






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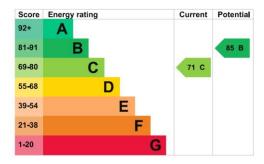


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GROUND FLOOR



Whist every attoring has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, rooms and any other items are approximate and no repossibility 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 lested and no guarant as so their operability or efficiency can be give.



### Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG









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