

166 Hollybush Road  
Cardiff  
CF23 7AG

£250,000



- 3 BEDROOMS
- CONSERVATORY
- GENEROUS LOUNGE
- KITCHEN/DINER
- EXTENDED GROUND FLOOR
- DOWNSTAIRS CLOAKROOM
- GENEROUS PLOT
- CLOSE TO M4 LINKS
- NEAR AMENITIES
- EARLY VIEWING HIGHLY RECOMMENDED

**Ref:** PRA10001

Viewing Instructions: Strictly By Appointment Only



## General Description

Prosser Properties are pleased to present to market this fabulous, extended 3 Bed Semi-detached property in Cyncoed, Cardiff. The property briefly consists of 3 Bedrooms, extended Kitchen/Diner, generous Living Room, Conservatory, downstairs Cloakroom, Sheds to the side and Front & Rear Gardens.

This is a good sized property and early viewing's are highly recommended.

For more information, please contact Simon or Gemma on 01443 606909 or email [enquiries@prosserproperties.co.uk](mailto:enquiries@prosserproperties.co.uk)

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## Accommodation

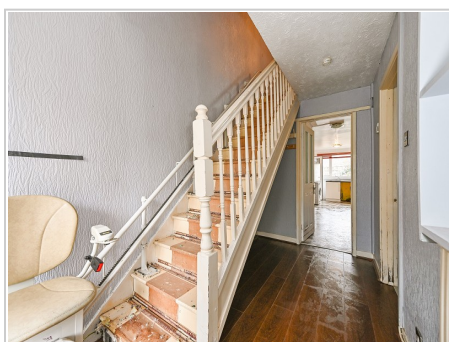
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### Entrance

The Property can be accessed to the Front or Rear of the property, it is situated in a quiet Cul de Sac in the ever popular Cyncoed area of Cardiff. There is a front gate and a path leading up to the front door.

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### Hallway

Doors leading to Living Room and Kitchen/Diner, stairs to first floor and laminate floor.

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### Sitting room (15' 1" x 12' 6") or (4.60m x 3.81m)

Generous room with double doors leading to Kitchen/Diner.

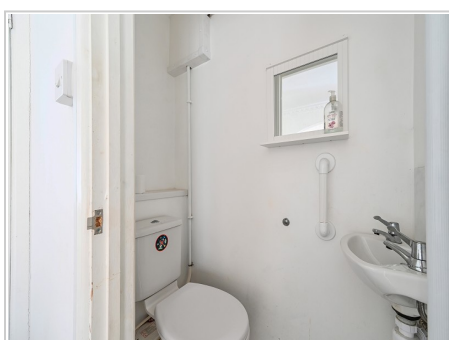
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### Kitchen/Diner (22' 10" x 19' 3") or (6.96m x 5.87m)

Wall and base units with worktops over with integrated 5 ring gas hob and electric oven, extractor fan, one and a half bowl sink and drainer, space for washing machine, window to rear aspect, doors leading to WC, Conservatory and Rear Garden, laminate floor in the Dining area and vinyl in the Kitchen.

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### Toilet (4' 11" x 2' 5") or (1.50m x 0.74m)

WC and wash basin with vinyl floor.

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**Conservatory (9' 7" x 9' 4") or (2.92m x 2.84m)**

Doors leading to Rear Garden and wood floor.

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**Landing**

Doors leading to all Bedrooms and Bathroom, also a loft hatch.

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**Bedroom 1 (14' 10" x 11' 0") or (4.52m x 3.35m)**

Fitted wardrobes and cupboards and window to front aspect.

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**Bedroom 2 (12' 10" x 10' 6") or (3.91m x 3.20m)**

Fitted Wardrobes and window to rear aspect.

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**Bedroom 3 (9' 1" x 8' 0") or (2.77m x 2.44m)**

Window to front aspect

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**Wet Room (8' 11" x 6' 0") or (2.72m x 1.83m)**

Walk-in shower, WC and wash basin, 2 obscure windows to rear aspect and wet room floor.

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## Front Garden

Front Garden is mainly laid to lawn with path leading through the middle, there are plenty of plants and shrubs, including a plum tree and a pond.

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## Rear Garden

Pretty landscaped Rear Garden with patio, pond, grapevines and access to Shed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C72

## Tenure

We are informed that the tenure is Freehold

Length of lease: .

## Ground Rent

## Service Charge

## Council Tax

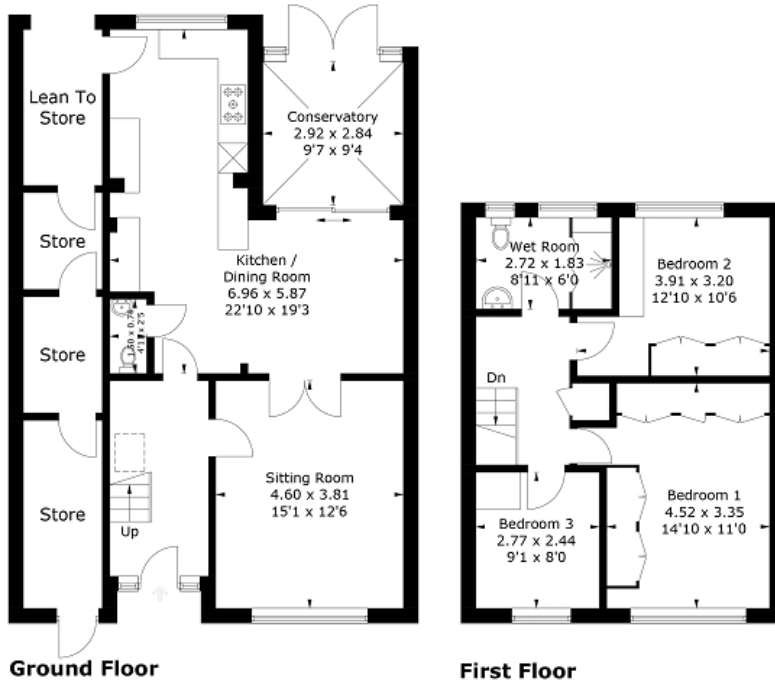
Band C

Deposit: £0.00

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Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft  
(Excluding Lean To Store)



PRODUCED FOR NEXA CARDIFF

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing (ID954486)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.