



**Hollybush Rise, Cyncoed Cardiff CF23 6TG**

**welcome to**

## **Hollybush Rise, Cyncoed Cardiff**

A SEMI DETACHED THREE BEDROOM family home, set in the popular location of CYNCOED, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Via door into:

#### **Hall**

Access to:

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, wash hand basin in vanity unit, WC, wall mounted heater and double glazed window to front aspect.

#### **Study**

10' 8" x 6' 4" ( 3.25m x 1.93m )

Window to front aspect, radiator and powerpoints.

#### **Lounge**

16' 11" x 13' 1" ( 5.16m x 3.99m )

Double glazed window to front aspect, radiator, powerpoints and double glazed sliding doors to conservatory style balcony.

#### **Conservatory**

9' 3" x 5' 11" ( 2.82m x 1.80m )

Double glazed frame overlooking garden.

#### **Kitchen**

11' 10" x 10' 5" ( 3.61m x 3.17m )

Fitted with a range of wall and base level units with complementary work surfaces over, double sink and drainer unit with mixer tap over, integrated gas hob, double oven, cooker hood, space for washing machine, breakfast bar area, radiator, powerpoints, door to porch, access to rear and door to:

#### **Dining Room**

11' x 10' 5" ( 3.35m x 3.17m )

Sliding patio doors onto balcony, air conditioning unit, radiator, powerpoint and open arch to lounge.

#### **Basement**

10' 6" x 9' 11" excluding st ( 3.20m x 3.02m excluding st )

Two double glazed windows to front aspect.

#### **Lower Landing**

#### **Bedroom One**

13' 1" x 8' 9" ( 3.99m x 2.67m )

Double glazed window to rear aspect, radiator and built in walk in wardrobe.

#### **Bedroom Two**

10' 7" x 10' 4" Max ( 3.23m x 3.15m Max )

Double glazed window to rear aspect, radiator and powerpoints.

#### **Bedroom Three**

9' 6" x 7' 9" ( 2.90m x 2.36m )

Double glazed window to rear aspect, powerpoints, radiator and double glazed door to rear aspect.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin in vanity unit, WC and wall mounted heater.

### **Outside**

#### **Front**

Driveway under car port providing off street parking, flower borders and steps leading down to courtyard garden.

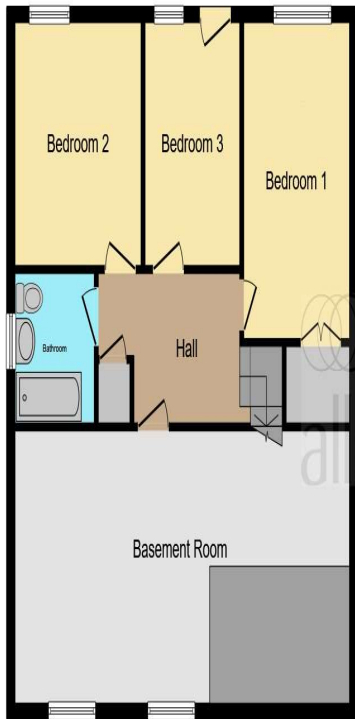
#### **Side Access**

Giving door access to kitchen and steps down to rear garden.

#### **Rear Garden**

Enclosed with patio area and mature shrubs.

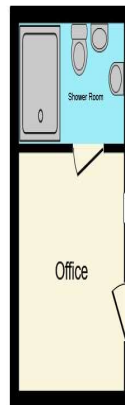




Ground Floor

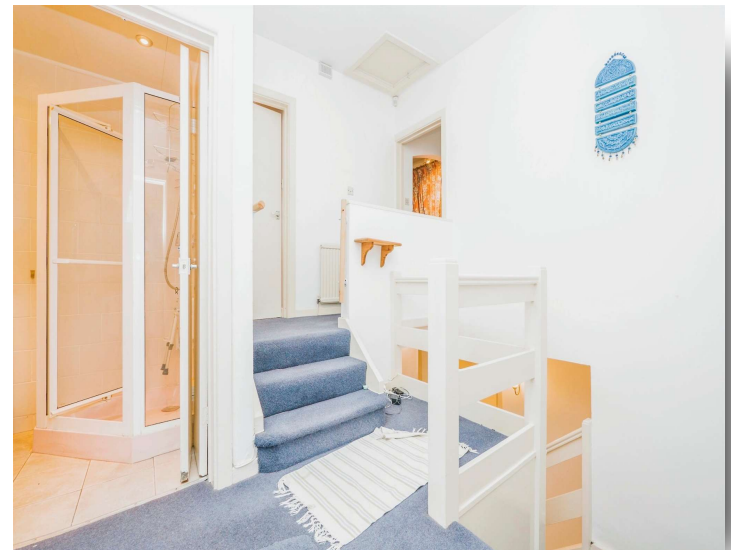


First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Hollybush Rise,**  
**Cyncoed Cardiff**

- Semi Detached Family Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Study
- Ground Floor Shower Room and Bathroom
- Enclosed Rear Garden
- Driveway Under Car Port

Tenure: Freehold EPC Rating: C

**£449,950**



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Property Ref:  
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