



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

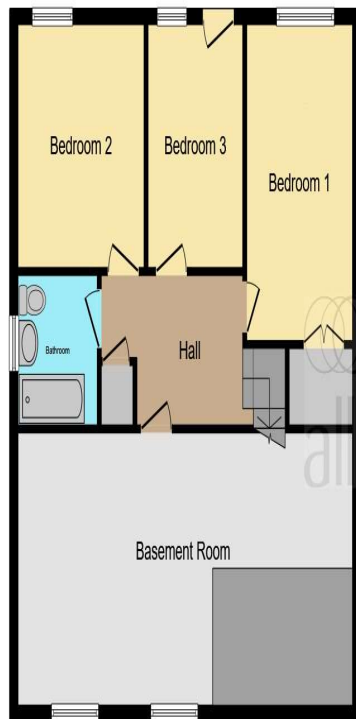
Driveway under car port providing off street parking, flower borders and steps leading down to courtyard garden.

Side Access

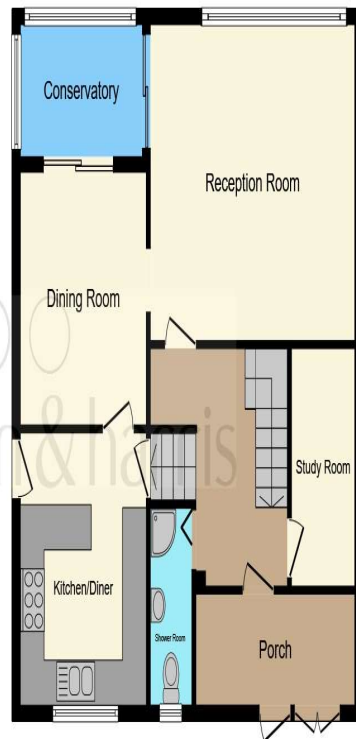
Giving door access to kitchen and steps down to rear garden.

Rear Garden

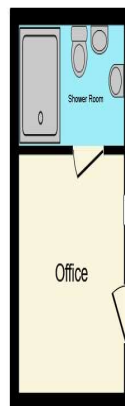
Enclosed with patio area and mature shrubs.



Ground Floor

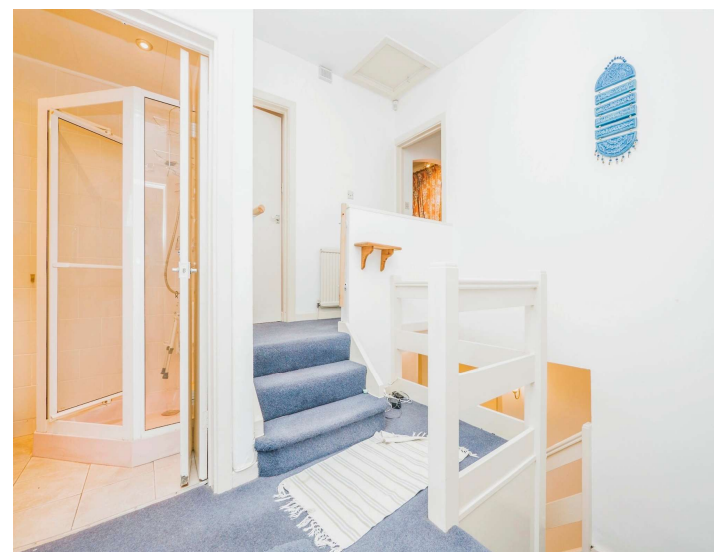
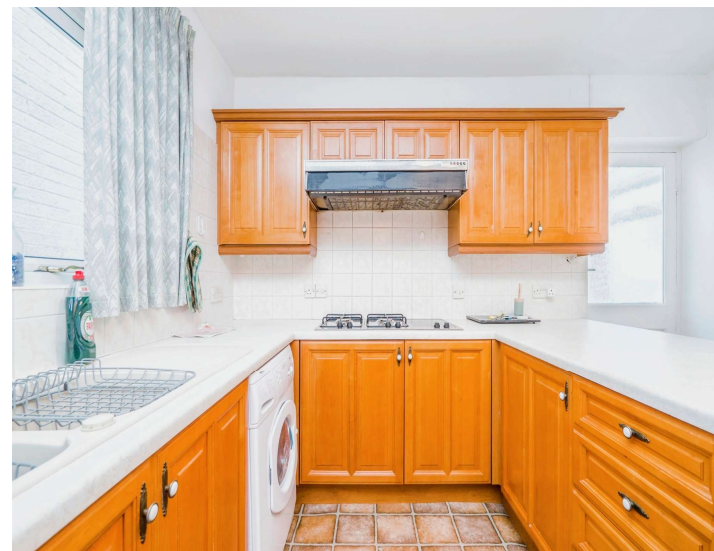


First Floor



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



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

£425,000



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Property Ref:
ROA113295 - 0004

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