



**Dan-Y-Coed Close, Cyncoed Cardiff CF23 6NJ**

**welcome to**

## **Dan-Y-Coed Close, Cyncoed Cardiff**

A rarely available traditional bay fronted extended semi detached family home situated in the popular location of CYNCOED, Cardiff. The property is in close proximity to local shops/amenities and is the catchment area for Rhydypenau Primary School and Cardiff High School.

### **Ground Floor**

#### **Entrance**

Via a double glazed obscure front door into:

#### **Porch**

Door providing access into:

#### **Hallway**

Stairs rising to first floor, understairs storage cupboard, picture rails, radiator and access to:

#### **Lounge**

25' 7" Max x 13' 2" Max ( 7.80m Max x 4.01m Max )

Double glazed bay window to front aspect, radiator and powerpoints.

#### **Kitchen**

10' 5" x 9' 5" Max ( 3.17m x 2.87m Max )

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink unit with mixer tap over, spaces for cooker, washing machine, undercounter fridge and freezer, tiled flooring, built in pantry, powerpoints, wall mounted combi boiler, double glazed window to rear aspect and door providing access to:

#### **Inner Hall**

Doors providing access to:

#### **Bathroom**

Fitted with a four piece suite comprising shower cubicle, panelled bath, low level WC, pedestal wash hand basin, extractor fan and double glazed bay window to front aspect.

#### **Drawing Room/ Reception Room**

16' 10" x 10' 5" exclu door recess ( 5.13m x 3.17m exclu door recess )

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

#### **First Floor**

#### **Landing**

Double glazed obscure window to side aspect and doors providing access to:

#### **Bedroom One**

15' 6" into bay x 9' 10" to wardrobe ( 4.72m into bay x 3.00m to wardrobe )

Double glazed bay window to front aspect, powerpoints, radiator and mirrored fitted wardrobe.

#### **Bedroom Two**

10' 5" x 10' 4" ( 3.17m x 3.15m )

Window to front aspect and powerpoints.

#### **Bedroom Three**

8' 11" x 8' 4" Max ( 2.72m x 2.54m Max )

Window to rear aspect, radiator and powerpoints.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor fan, built in cupboard, radiator, loft access and double glazed obscure window to front aspect.

### **Outside**

#### **Front**

Block paved driveway, steps rising to front door, retaining wall with flower and shrub borders, side access and steps leading to side door.

#### **Rear Garden**

Enclosed by fencing, decorative borders and mature shrubs, electric points, shed to remain, outside tap, decorative terrace and path in railway sleepers.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



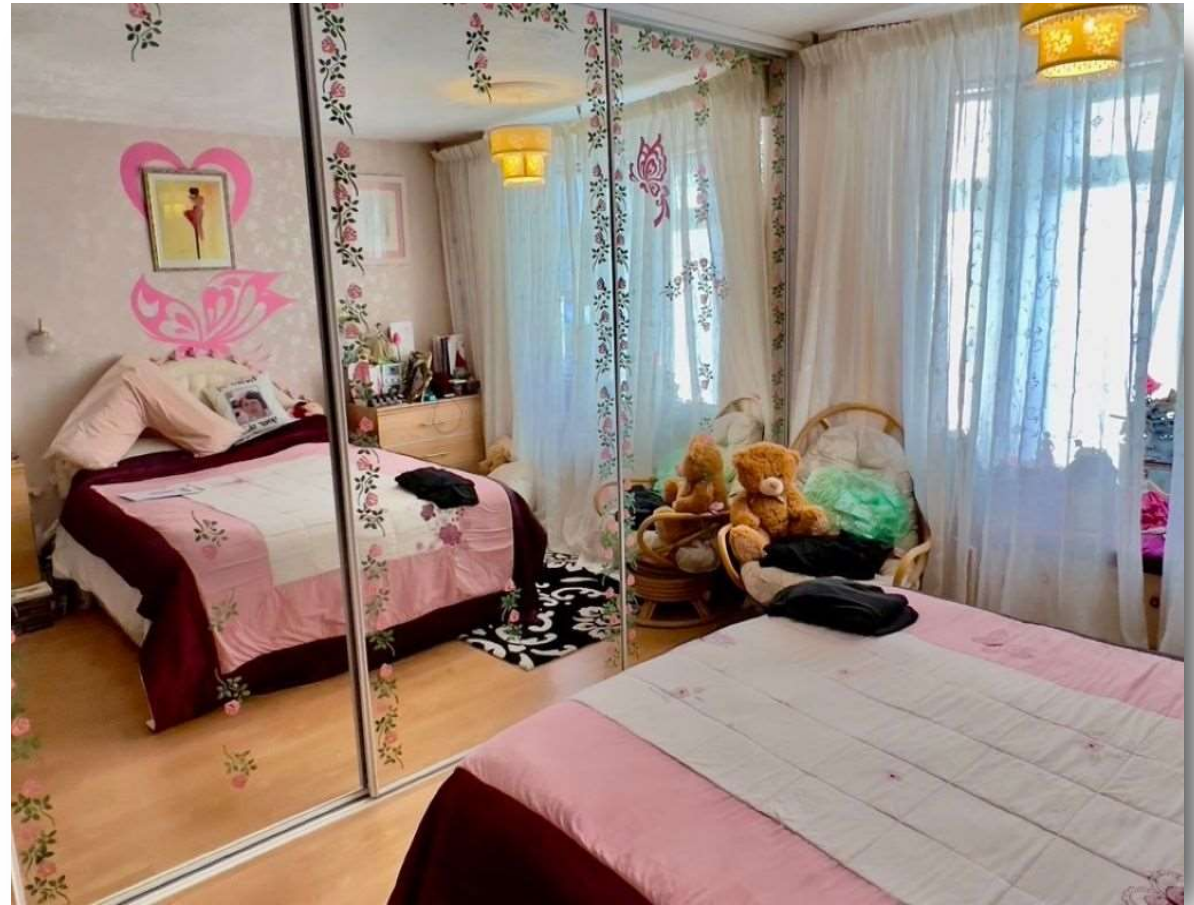
**welcome to**  
**Dan-Y-Coed Close,**  
**Cyncoed Cardiff**

- Traditional Semi Detached Extended Family Home
- Three/Four Bedrooms
- Lounge and Fitted Kitchen
- Drawing Room/ Reception Room/Bedroom Four
- Ground Floor Bathroom
- First Floor Bathroom
- Enclosed Rear Garden and Off Street Parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£550,000**



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Property Ref:  
ROA112390 - 0010

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