

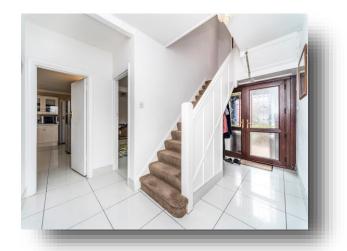
Dan Y Coed Road, Cyncoed Cardiff CF23 6NE



welcome to

Dan Y Coed Road, Cyncoed Cardiff

Situated in this sought after location within walking distance of Roath Park Lake and Cardiff High School. This executive detached home offering extensive accommodation must be viewed internally to be appreciated.













Entrance Hall Shower Room Living Room Lounge Playroom Fitted Kitchen **Utility Room Shower Room Bedroom 8** Hall Living Room Landing Bedroom 1 Bedroom 2 **Bedroom 3 Bedroom 4 Bedroom 5 Bedroom 6 Bedroom 7 Bathroom Shower Room**





welcome to

Dan Y Coed Road, Cyncoed Cardiff

- Extended Detached Family Home
- 8 Bedrooms
- 4 Reception Rooms
- Ample Off Road Parking
- 2 Ground Floor Shower Rooms

Tenure: Freehold EPC Rating: C

£1,200,000







Coeg Roman Rd

Map data ©2020

Please note the marker reflects the postcode not the actual property

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Property Ref: ROA110071 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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