



£875,000 Freehold

Hollybush Road | Cardiff | CF23 6TA

Hern &  
Crabtree



This beautifully refurbished detached residence is located in the highly sought after area Cyncoed, north Cardiff.

This property offers a number of features and benefits including a secure gated entrance and a generous private plot. Convenient for all local amenities and being within Cardiff High School and Rhydypenau Primary School catchment this would make a fantastic family home. The substantial accommodation briefly comprises a welcoming entrance hall, open plan living room and sitting room, conservatory with views over the garden and access to the decked sitting area, open plan kitchen diner and family room with pantry storage and access to a utility room and WC. To the first floor a large primary bedroom with luxurious four piece en-suite, second bedroom with en-suite, two further bedrooms and a family bathroom. In addition the property has a large rear garden with raised decking, generous lawn and concrete hard stand ideal for a greenhouse or shed. To the front of the property there is a large key-block driveway providing off street parking for several vehicles and the option to create further parking.

Viewings of this amazing property are a must, contact our Heath branch to arrange.



### Entrance

Entered via a wooden glazed door into the hallway.

### Hallway

Double glazed window to the front aspect, coved ceiling, picture rail, tiled flooring. Newly installed staircase rising up to the first floor. Under stair storage alcove.

### Living Room 21'10 max into bay x 12'4 max

Double glazed bay window to the front with bay window seat, radiator, two port hole windows, coved ceiling, picture rail. Cast iron contemporary wood burning stove set on a slate hearth. Wood parquet flooring, squared off

archway through to the sitting room. Wooden french doors leading to the conservatory.

### Sitting Room 12'11 x 15'2

Double glazed PVC bay window to the rear with a curved bay radiator. Wood parquet flooring, coved ceiling, picture rail, spot lights. Door leading through to hallway, squared off archway to the living room.

### Conservatory 9'11 max x 11'0 max

Double glazed PVC windows to rear, french doors to the rear, polycarbonate roof, tiled flooring, radiator. Power and light. Doors lead to a raised decked sitting area.

### Kitchen Diner & Family Room 25'6 max x 19'8 expanding to 27'0 max

Open plan kitchen diner and family room.

### Kitchen area

Double glazed windows to the rear, bay window to the front with bay radiator. Central island with butcher block wood work top, integrated wine cooler fridge and breakfast bar. Selection of wall and base units with a complimentary granite work tops over, space for a gas range cooker. 1.5 bowl sink and drainer with mixer tap, tiled splash backs integrated dishwasher, integrated 'Neff' oven, 'Neff' coffee machine. Tiled flooring, concealed cooker hood over the range cooker. Plumbing and space for an American style fridge freezer.

### Dining area

Radiator, door to a walk in pantry, door to the utility room.

### Pantry 8'2 x 3'9

Wood laminate flooring, shelving and storage. Cupboard housing 'Worcester' gas combination boiler.

### Family Room

Wood flooring, double glazed windows to the front, radiator, sitting area.

### Utility Room 6'3 x 4'5

double glazed window to the rear, double glazed door to the garden, stainless steel sink and drainer. Plumbing for washing machine, door to cloakroom, tiled flooring.



### Cloakroom

Double glazed, obscured window to the rear, extractor fan, WC, wash hand basin, radiator, part tiled walls and tiled floor.

### First Floor

Oak staircase and contemporary black metal spindles rise up from the entrance hall.

### Landing

Double glazed windows to the front, loft access hatch, picture rail, radiator, corridor leading through to the primary bedroom.

### Primary bedroom 17'2 max x 16'9 max

Double glazed window to the front, radiator, wood laminate flooring, built-in

wardrobes and storage cupboard. French doors to a four piece en-suite.

### Primary En-suite 11'9 max x 8'0 max

Double glazed obscured window to the rear, free standing claw feet bath with mixer tap, WC, corner shower with plumbed shower, wash hand basin, spot lights, tiled walls and flooring.

### Bedroom Two 14'10 x 12'4

Double glazed window to the front, radiator, wood laminate flooring, picture rail, double glazed windows to the rear and corner. Corridor leads to en-suite

### En-suite 5'6 max x 6'6 max

Plumbed shower, wash hand basin, WC, double glazed obscured window to the rear. Tiled floor, part tiled walls, radiator, recess for linen, spot lights and extractor fan.

### Bedroom Three 10'0 x 11'5 max

Double glazed windows to the rear, radiator, wood laminate flooring, picture rail.

### Bedroom Four 9'9 x 10'2

Double glazed window to the rear, radiator, tiled flooring, picture rail.

### Family Bathroom 9'4 max x 6'4

Double glazed obscured window to the front, separate bath, recessed shower with plumbed shower. WC, wash hand basin, tiled walls and floor. Heated towel rail.

### External

#### Front

Approached via gates to the front aspect, large key-block driveway

providing off street parking for several vehicles. Raised flower borders, separate section with further options for off street parking, stone chippings, gate to the rear garden. Additional pedestrian access gate to the front. Outside light.

### Rear Garden

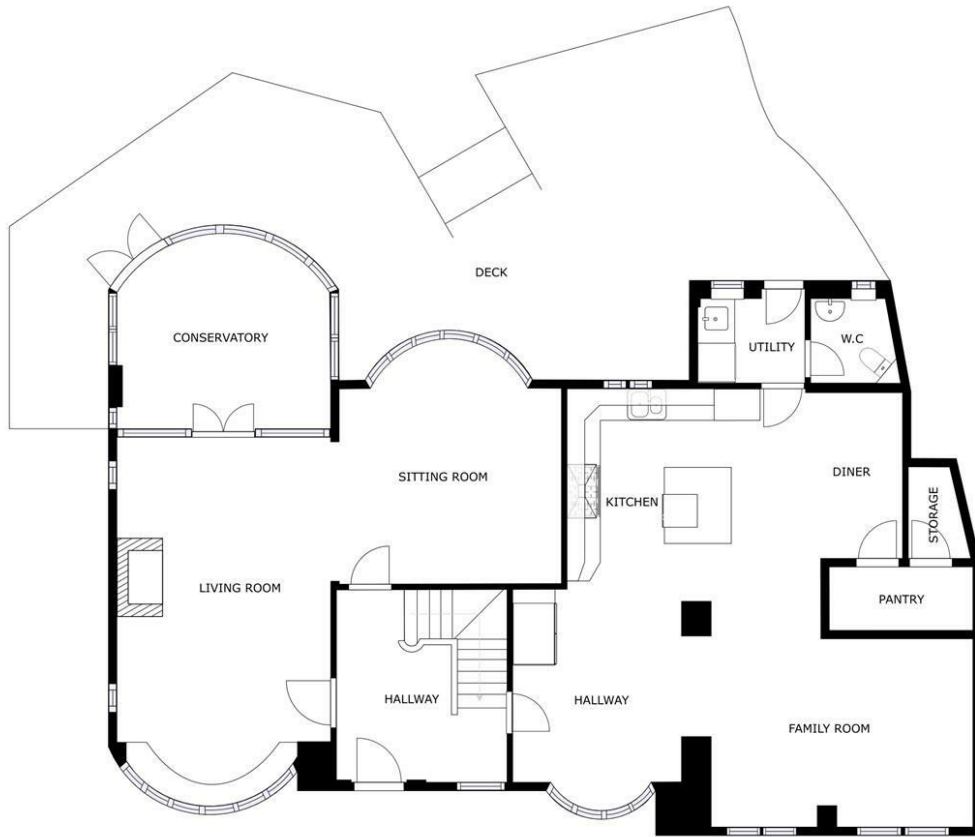
Raised decked sitting area. Large garden mainly laid to lawn with two further decked sitting areas and a concrete hard stand ideal for a greenhouse or shed. Mature shrubs and flower borders, outside cold water tap and light.

### Tenure

We have been advised by the vendor that the property is Freehold. Council Tax Band - H EPC - D



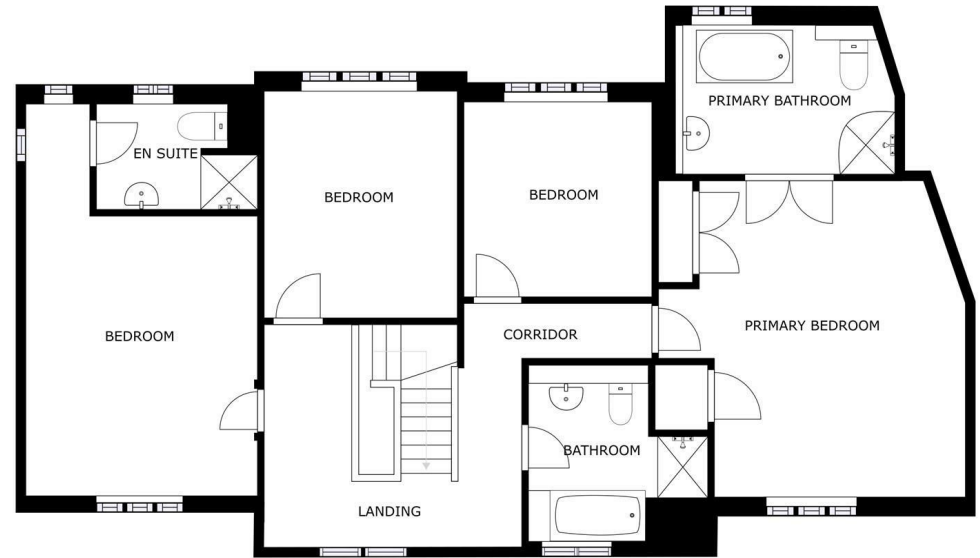




GROSS INTERNAL AREA  
 FLOOR 1: 1466 sq ft, 136.22 m<sup>2</sup>, FLOOR 2: 1132 sq ft, 105.14 m<sup>2</sup>  
 TOTAL: 2598 sq ft, 241.36 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



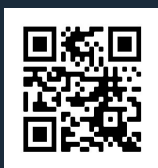
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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