

# Hollybush Road

PENTWYN, CARDIFF, CF23 6SZ

GUIDE PRICE £275,000

**Hern &  
Crabtree**



# Hollybush Road

A beautifully presented three-bedroom semi-detached home with driveway parking, ideally located on Hollybush Road, Cardiff.

This attractive property offers well-balanced accommodation, perfect for both families and professionals. The generous living room provides a welcoming space for everyday relaxation or entertaining, while the three well-proportioned bedrooms ensure plenty of comfort and flexibility. A stylishly fitted bathroom serves the home, and the thoughtful layout maximises both practicality and flow.

Externally, the property benefits from off-road parking for two vehicles — a valuable advantage in this location — along with a generous, well-tended rear garden, ideal for outdoor living and family enjoyment.

Hollybush Road is set within Pentwyn, a well-connected residential suburb to the north-east of Cardiff. The area is popular with families and professionals thanks to its excellent amenities, transport links and access to green space. Everyday shopping is convenient, with local stores, supermarkets and Llanishen Retail Park all within easy reach, while Cardiff Gate Retail Park offers a wide range of additional shops, services and dining options.

For leisure, residents enjoy nearby Parc Coed-y-Nant, a local green space perfect for walks, dog exercising and family outings, as well as Pentwyn Leisure Centre which provides a swimming pool, sports hall and gym facilities. Cardiff's cycle network also passes through the area, connecting Pentwyn to neighbouring districts and into the city centre.

Pentwyn benefits from excellent transport connections. The Cardiff East Park and Ride is just a short distance away, offering a convenient and cost-effective way to travel into the city centre without the stress of parking. Road links are also superb, with easy access to the A48 and M4 via Cardiff Gate, making commuting to Cardiff, Newport and Bristol straightforward. Regular bus services further enhance connectivity to the city and surrounding areas.



# 731.00 sq ft

## Entrance porch

Panelled door to the entrance hall. Feature decorative panelling to walls. Feature herringbone style flooring. Smooth plastered ceiling. Coving to the ceiling. Fuse box. White panelled colonial style door to:

## Lounge/ dining room

A beautifully presented reception room. Double glazed sash windows to the front elevation. Smooth plastered ceiling. Coving to the ceiling. Spotlights to the ceiling. Feature decorative panelling to the walls. Feature herringbone style flooring. Staircase rising to the first floor with newel posts and spindles. Understairs storage area. White panelled colonial style door to:

## Kitchen

A modern style kitchen, well designed and fitted with a wide range of matching wall and base units with cupboards and drawers offering ample storage facilities with white panelled doors and complementary work surfaces over. Feature, stylish splash backs. One and a half bowl stainless steel sink drainer unit with mixer tap above. Plumbing for washing machine. Plumbing for dishwasher. Space ideal for fridge freezer. Built in eye level electric oven. Four ring gas hob with cooker hood over. Double glazed window to the rear elevation. Smooth plastered ceiling. Spotlights to the ceiling. Tiled flooring. Double glazed door to the rear elevation giving access to the garden.

## Landing

Smooth plastered ceiling. Coving to the ceiling. Access to the loft space. Feature decorative panelling to walls. Access to all bedrooms and bathroom.

## Bedroom one

A well presented, principle bedroom. Smooth plastered ceiling. Coving to the ceiling. Wired for wall lights. Fitted wall to wall, floor to ceiling wardrobes with sliding mirror doors. Contemporary style radiator. Double glazed sash window to the front elevation.

## Bedroom two

Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Coving to the ceiling. Door to airing cupboard.

## Bedroom three

Double glazed window to the rear elevation with aspect to the garden. Contemporary style radiator. Smooth plastered ceiling. Coving to the ceiling. Feature decorative panelling to wall.

## Bathroom

A modern three piece suite in white comprising: panelled bath with shower screen and mains pressure shower over, wash hand basin with vanity unit and storage cupboards and close coupled WC. Walls are tiled. Heated towel radiator. Double glazed frosted window. Extractor. Tiled flooring. Spotlights to the ceiling. Smooth plastered ceiling. Coving to the ceiling.

## Outside front

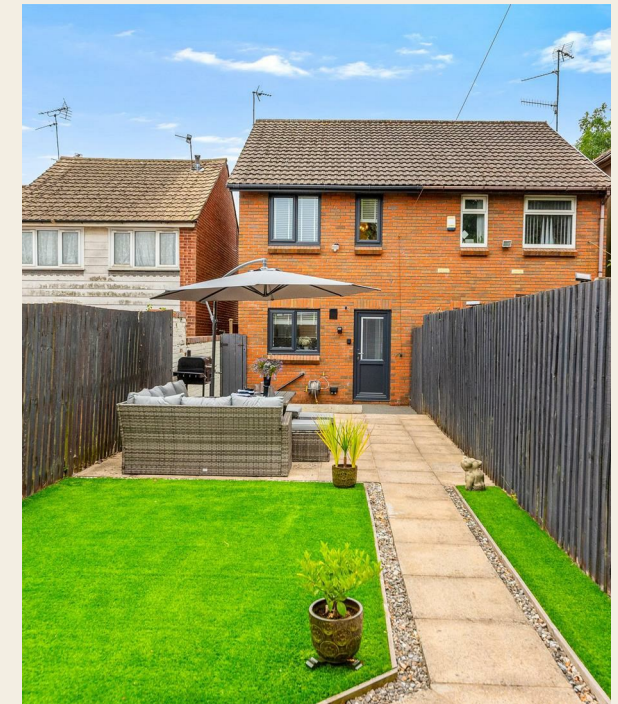
To the front of the property is a double driveway providing off road parking. Pedestrian side access to the rear garden.

## Outside rear

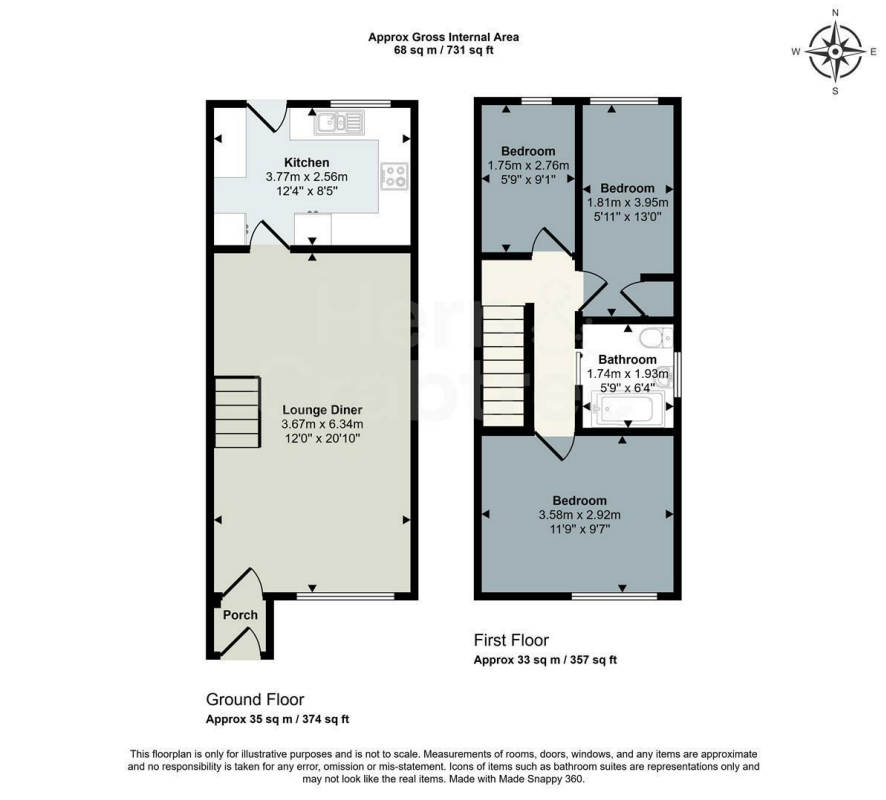
The rear garden has been landscaped and offers an artificial lawned garden, paved sun terrace area ideal for outdoor table and chairs. Garden shed. The garden is enclosed by timber fencing. Outside cold water tap. Pedestrian access to the front of the property.

## Additional information

## Disclaimer



Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 62                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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