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41 Hollybush Road, Cyncoed, Cardiff, CF23 6SY.

£1,100,000



A truly stunning beautifully improved and greatly extended four-bedroom period home with a very large and lovely totally private surrounding garden, which is screened by laurel trees to afford maximum seclusion.

This immaculate family house, was built circa 1930, double fronted in design, externally finished in white rough cast render, inset with replacement composite double glazed white PVC newly installed 2019 windows, all beneath a charming rosemary tiled roof.

Located off and set back from prestigious Hollybush Road, this substantial residence provides 3100 square feet of truly luxurious living space, perfect for a family and including a grand and imposing entrance reception hall (19'1 x 12'5), a stunning new down stairs contemporary cloak room, a large and elegant principle lounge (21'4 x 17'0 into a bay), a useful and versatile snug/home office (11'0 x 11'0), and a super-sized very stylish new luxury fully fitted open plan kitchen-dining room-family room which is an amazing (21'10 x 26'4), with quality Quartz granite work surfaces, a stunning range of high specification integrated appliances, and full sized double glazed patio doors which open onto the superb private rear and side gardens.

The property benefits new gas heating with stylish contemporary radiators and UNDER FLOOR GAS WET SYSTEM HEATING within the fabulous open plan kitchen/family space, which is the hub of the home in most contemporary houses!

The first floor comprises three exceptionally large double sized bedrooms, the master suite being a capacious (18'10 x 17'0) including a dressing area and wardrobe space, leading into a beautiful full sized ensuite luxury bathroom with twin wash hand basins, a large bath and a separate shower, contemporary in design and double in size.

Bedroom two is a generous (17'1 x 14'8), also with its own stunning new 2019 ensuite bathroom, again boasting both a shower and a contemporary bath. Bedroom three is an outstanding space, (17'2 x 12'1), also boasting a luxury new 2019 ensuite bathroom, again with its own independent bath and separate shower. This unique and totally individual character residence is approached by a private gated entrance drive leading to a generous parking space for four-five cars, which then leads onto a large semi-detached double garage (19'5 x 16'0).

This an exceptional home, in perfect modern condition, all renovated within the last five years to a very high standard. Must be seen! Totally stunning surrounding gardens.

The property lies within the highly regarded School Catchment of Cardiff High, with two very popular primary Schools both close by, (Lakeside Junior and Rhydypenau Primary), and excellent local Welsh schools include Ysgol Gyfun Gymraeg Glantaf and Ysgol-Y-Wern Welsh.

The property is well placed for access to both Cyncoed Village, Lakeside Shopping Precinct, Wellfield Road and Albany Road Shopping Centres. Close by off Heath Halt Road are two local Railway Stations enabling fast and economic travel to Cardiff Queen Street and Cardiff Central. Close by is the Scenic Roath Park Lake, Wild Gardens, Botanical Gardens and Flower Gardens, whilst a little further are the impressive Recreational Grounds of Roath Park.

Within the Village of Cyncoed there is small shopping village including a Co-op, a Green Door Bakery, and a newly opened Cafe.

There are several churches close by and a synagogue because there is a sizable Jewish community living in Cyncoed. Cyncoed Medical Centre is just within neighbouring Pontprennau, on the road junction Cyncoed, Pontprennau and Pentwyn, to enable it to serve all three communities.





Cyncoed is an affluent and exclusive community in the northeast of Cardiff, the capital of Wales. With many properties in the area fetching over £1 million, Cyncoed is considered to have some of the highest property prices in the country. Cyncoed overlooks the city centre of Cardiff, near Roath Park, with views of the surrounding mountains.

Entrance Porch

Open fronted, under cover porch with contemporary tiled threshold.

Entrance Reception Hall

19' 1" x 12' 5" (5.82m x 3.78m) Approached via a composite part panelled contemporary front entrance door with stylish chrome door furniture and a shaped sealed double glazed centre window opening in to a grand and elegant hallway of character with stunning oak wood block floors and a wide returning spindle balustrade staircase with two half landings and a neat understair storage cupboard. High cornice ceiling, white PVC double glazed replacement window overlooking the large private front enclosed entrance drive, stylish contemporary radiator.

Downstairs Cloakroom

Stylish new white period modern suite with a stylish wash hand basin, a classic wc with an overhead re-modelled cistern and stylish fittings.



Snug / Home Office

11' x 11' maximum (3.35m x 3.35m maximum) Approached independently from the entrance hall via a white traditional style panel door leading to a versatile reception room currently used as a home office perfect as a snug or a small sitting room, inset with a wide splayed bay with replacement PVC double glazed windows with outlooks across the private side entrance drive, stunning wood block flooring, contemporary radiator, high cornice ceiling, picture rail.

Inner Hall

Approached from the main entrance reception hall, with continuous wood block flooring, high cornice ceiling with picture rail and a further contemporary radiator leading to....

Kitchen / Dining & Family Room

26' 4" x 21' 10" (8.03m x 6.65m) A truly exceptional open plan social living space beautifully fitted with stylish and contemporary new fully fitted floor and eye level units in contemporary grey and white with gold trim and quartz granite worktops, incorporating a large induction Neff five ring glass hob beneath an AEG canopy style extractor hood, integrated Neff fan assisted electric oven, integrated Neff microwave combi oven with warming drawer, integrated sink with vegetable cleaner and Insinkerator waste disposal unit, engineered oak flooring throughout with under floor heating (gas wet system), space for the housing of a large American style fridge freezer, additional fan assisted Neff electric oven with slip and slide doors, additional warming drawer, soft closing doors and drawers throughout, large integrated wine custom made cutlery compartments, integrated Bosch dishwasher and fully integrated



recycle and waste bins. Large freestanding quartz granite island unit and breakfast bar, with additional numerous deep pan drawers and storage units, all open plan to a large family room with continuous engineered oak floors with under floor heating and a media wall with a stylish contemporary electric wall heater, ample space for a large dining table and chairs, stylish vertical contemporary radiator and additional wall radiator, ceiling with spotlights, sliding aluminium double glazed composite patio doors each of which open on to the large and lovely private rear gardens. Two additional full height sealed side screen windows provide an aspect on to a wide and private side garden, the perfect well designed living space for modern contemporary living.

Utility Room

19' x 5' 9" (5.79m x 1.75m) Fully tiled floor with modern light grey floor and eye level units with matching worktops and Franke sink with mixer taps and drainer, new wall mounted Worcester gas central heating boiler, space with plumbing for a washing machine, space for the housing of a tumble dryer, contemporary radiator, ceiling with spotlights, PVC double glazed patterned glass outer door providing courtesy access to the front drive, further matching outer door with side screen window opening on to the large and lovely private rear gardens, internal courtesy door leading directly in to the double garage.

Bedroom Four

16' 9" x 14' 9" maximum (5.11m x 4.50m maximum) A large double size fourth bedroom is located at ground floor level approached independently from the entrance reception hall via a white traditional style panel door. This bedroom is equipped with two



wide alcoves, two stylish contemporary radiators, charming wood block flooring and a side bay with a PVC double glazed outer door with two side screen windows that open on to and overlook the large side gardens. In addition, there is a high cornice ceiling, this room could be used as an additional reception room if required but is currently used as a full style bedroom.

First Floor Landing

Approached via a wide returning spindle balustrade staircase with two half landings and a large PVC double glazed side window all leading to a main landing with access to roof space via a drop-down ladder. Large airing cupboard housing a Therma Unicy fully unvented hot water cylinder with electric immersion heater, this substantial water heating provides the neutral level pressure to each of the three first floor bathrooms.

Master Bedroom

18' 10" x 17' maximum (5.74m x 5.18m maximum) The master bedroom combines a large master bedroom with a wide splayed bay with replacement PVC double glazed windows with outlooks on to the enclosed front gardens and drive, whilst hiding a separate dressing area behind a false wall concealing extensive modern custom-made wardrobes shoe shelves and storage drawers, easy access with glass fronts and extensive hanging space. This ensuite dressing area is also equipped with two further replacement PVC double glazed windows with a side aspect.

Ensuite Bathroom

12' 6" x 10' 3" (3.81m x 3.12m) Luxurious white suite with fully tiled walls and stylish flooring comprising stunning freestanding vanity unit with solid marble tops and two separate oval shaped wash hand



basins each with chrome mixer taps and pop-up waste, numerous vanity drawers, separate bath with chrome mixer taps and chrome mixer shower fitment, separate double size contemporary shower with chrome fittings including waterfall fitment and separate hand fitment, clear glass sliding shower doors and screen, vanity shelf, slim line W.C., chrome vertical towel rail/radiator, obscure glass PVC double glazed window to front, ceiling with spotlights, air ventilator, surround sound speakers.

Bedroom Two

14' 8" x 17' 1" maximum (4.47m x 5.21m maximum) This large double size second bedroom is inset with a pretty bay with three PVC double glazed replacement clear glass windows with elevated outlooks across the side and rear gardens, high ceiling, two stylish contemporary radiators.

Ensuite Bathroom

8' 8" x 6' 9" (2.64m x 2.06m) Luxurious white bathroom suite with fully tiled walls and stylish flooring comprising panel bath with chrome natural flow mixer taps, pop-up waste and chrome shower hand fitment, wall mounted W.C. with concealed cistern, separate fully tiled shower with chrome fittings including waterfall fitment and hand fitment, clear glass shower doors and screen, vanity shelf, wall mounted shaped wash hand basin with chrome natural flow mixer taps and pop-up waste and a built out vanity drawer. Large chrome vertical towel rail/radiator, obscure glass PVC double glazed window to side, high ceiling with spotlights, air ventilator and surround sound speakers.



Bedroom Three

17' 2" x 12' 1" (5.23m x 3.68m)

Approached independently from the landing via a white traditional style panel door which leads to a further large double size bedroom benefiting from an additional wardrobe recess space providing 5' 3" width x 3' 4" depth. This spacious bedroom benefits dual aspect via the side drive and the rear gardens by means of two replacement PVC double glazed windows, whilst the high ceiling includes spotlights, and there are two stylish contemporary radiators.

Ensuite Bathroom

6' 9" x 9' 1" (2.06m x 2.77m)

Luxurious white suite with fully tiled walls and stylish flooring comprising panel bath with natural flow chrome mixer taps, pop-up waste and additional hand shower fitment, wall mounted W.C. with concealed cistern, wall mounted shaped wash hand basin with chrome natural flow mixer taps, pop-up waste and a built-out vanity drawer. Separate fully tiled shower with chrome fittings including waterfall fitment, separate hand fitment and clear glass sliding doors and screen. High ceiling with spotlights, air ventilator and surround sound speakers, PVC double glazed replacement obscure glass window to rear. Approached from Bedroom Three via a white traditional style panel door with characteristic handles.

Outside

Private Entrance Drive

There is a gated private entrance drive with tuning area providing ample off street vehicular parking for 4 - 5 cars, gated and approached from Hollybush Road and afforded extensive privacy by screens of high conifer trees and thick laurel hedgerow.

Front Garden

There is also a lawned front garden, with shaped flower borders and continuous thick laurel high hedgerow providing natural screens of privacy and security.

Double Garage

19' 5" x 16' (5.92m x 4.88m) This large attached double garage/former coach house benefits a 10' 9" high ceiling and is approached via an electric fob operated roller door. The double garage is approached from the utility room via a PVC courtesy door and benefits a further PVC clear glass window with a rear garden view. There is additional electric power and light.

Rear And Side Gardens

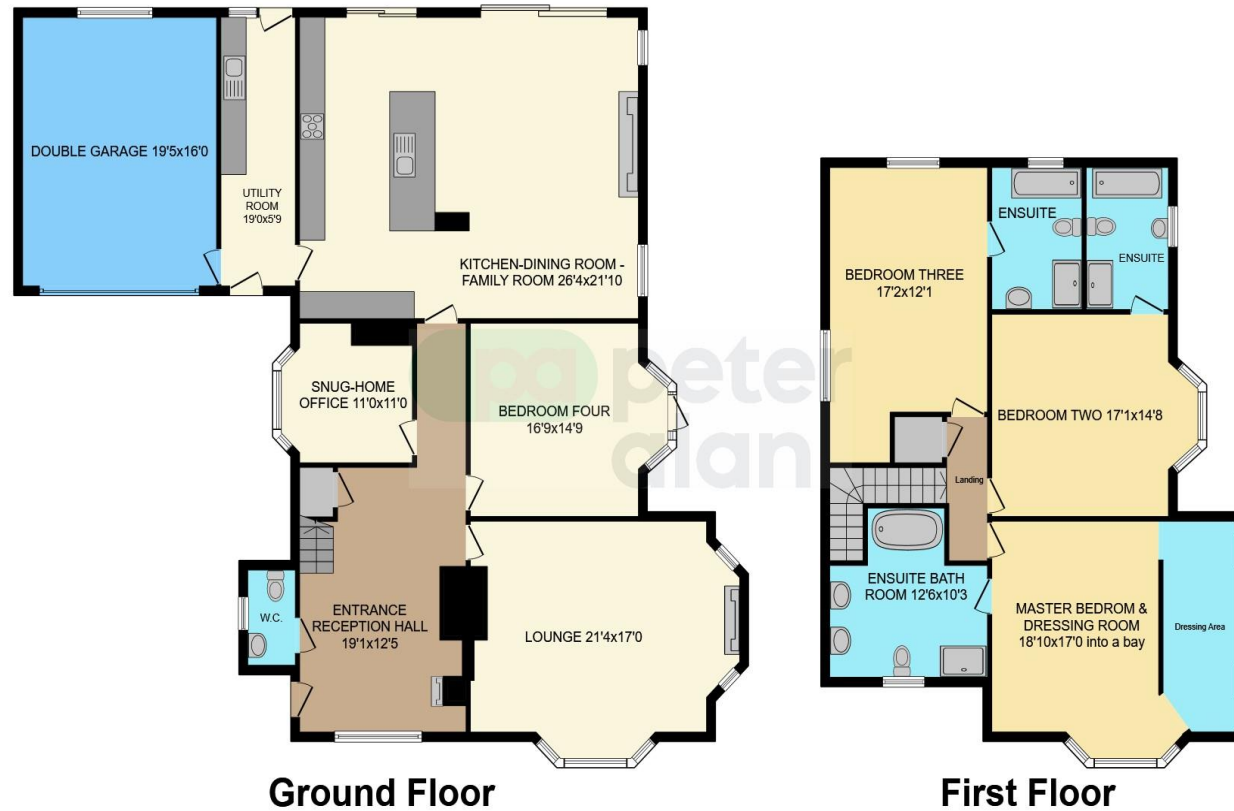
The property benefits from a very large and very private rear and side garden, level and mainly laid to lawn beyond a private decked sun terrace. There are sweeping paved pathways with rockery borders shrub filled providing a charming and delightful country aesthetic scene, and the gardens are fully tree lined to provide extensive privacy, security and a natural country aspect. Additional high laurel hedgerows provide perfect privacy, and the decked sun terrace is approached from the fabulous kitchen dining room and family room space via aluminium composite double glazed patio doors. Outside lights and a water tap are easily located and there is a useful garden shed. The gardens continue to the side of the property very wide and deep also laid to lawn with paved pathways and stone borders enclosed to the front by 6 ft high fencing with a side garden gate and afforded privacy by high laurel hedgerow. External power points and a further alternative side garden with an additional gate and privacy fencing chiefly finished in bark.





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