



offers in excess of **£360,000**
freehold

**Grafton Close,
Cyncoed, CF23 9JA**

- EPC Rating: C
- Extended To Rear
- Two Reception Rooms
- Three Bathrooms
- Off Road Parking





About The Property

Positioned in a high regarded and ever popular area of Cyncoed, Cardiff. This beautiful property has been extended with an open plan kitchen/living room, three double bedrooms, three bathrooms and two reception rooms. Sitting upon a spacious plot within walking distance to local shops and within catchments for Ysgol Gyfun Gmraeg Bro Edren making this home ideal for those with families. Carisbrooke sits itself upon a regular bus route, and for commuter the M4 corridor is just minutes away. Beautifully renovated throughout with modern interior and a well landscaped garden to the rear this home really is a MUST SEE.

Internally the property accommodation briefly comprises; Entrance hall, lounge, study, utility room, ground floor shower room, and kitchen open plan to dining room with space for seating to enjoy the beautiful built in log burner.

To the first floor you will find three double bedrooms and the family bathroom. The master bedroom further benefits from an en suite shower room and walk in wardrobe. USB plug sockets surrounding the whole home.

Outside the property offers off road parking via a drive for a number of cars with the remainder laid to lawn. Side access leads you to an enclosed landscaped garden which comprises of paving, stone chipping's and the remainder is laid to lawn. There is an array of plant and tress within the garden and a garden shed which is to remain with a log store behind.

Accommodation

Entrance Hall

Enter into hall, Access to lounge, study and second reception room. Single storage cupboard. Staircase leading to first floor.

Lounge

12' 1" x 11' 1" (3.68m x 3.38m)
Electric fire place. Bay window to front.

Study

11' 8" x 7' 3" (3.56m x 2.21m)
Window to front.

Second Reception Room/ Kitchen

11' 2" x 17' max (3.40m x 5.18m max)
Fitted log burner and flue to remain - Fully certified. Open plan to kitchen/dining room. Access to utility room.

Fitted with a range of base and eye level units with worktops over. Fitted Cuisinmaster cooker with hob and cooker hood over. Inset stainless steel sink unit plus drainer. Integrated dishwasher and under counter freezer. Space for free standing America sized fridge/freezer, and space for dining table and chairs. Window to rear and side. French doors leading to rear garden.

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Utility Room

7' 3" x 6' 1" (2.21m x 1.85m)

Fitted with worktops with space for washing wash machine. Boiler wall mounted to external wall. Window to side and door leading to side.

Shower Room

Complete with three piece suite comprising shower tray (to be plumbed in) WC and wash hand basin.

Landing

Access to all bedrooms and bathroom.

Bedroom One

10' 10" x 10' 7" (3.30m x 3.23m)

Window to rear. Door leading to walk in wardrobe and en suite shower room.

En Suite

Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin. Obscure window to rear.

Bedroom Two

11' x 9' 4" min (3.35m x 2.84m min)

Bay window to front.

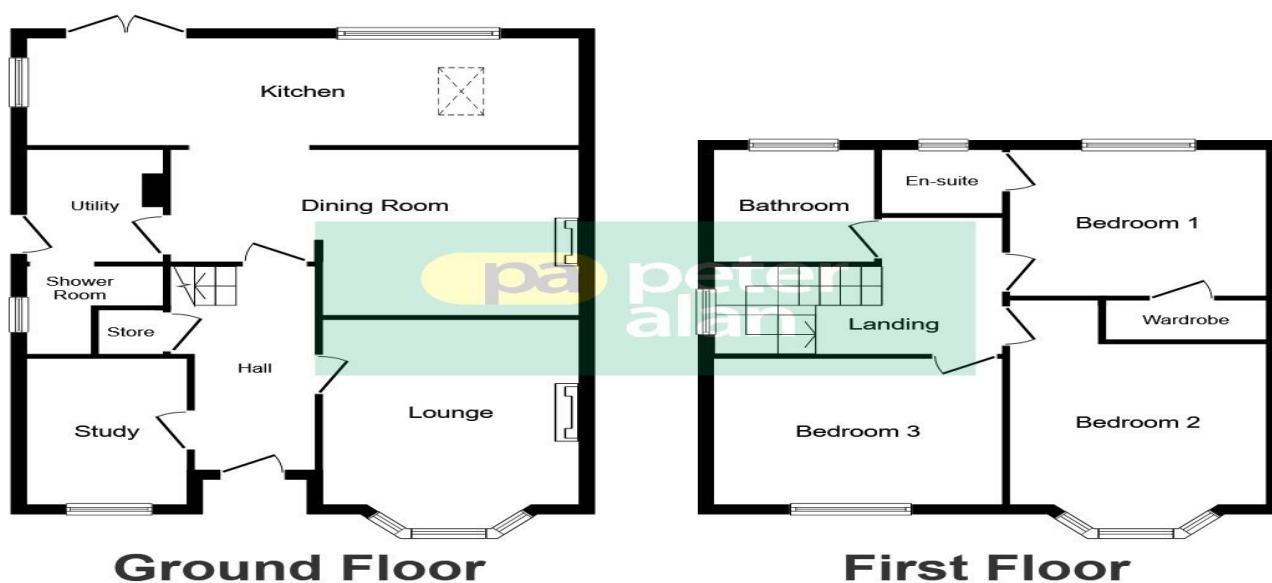
Bedroom Three

12' 3" x 9' 11" (3.73m x 3.02m)

Window to front.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Obscure window to rear.



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