

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



CYNCOED ROAD
CYNCOED

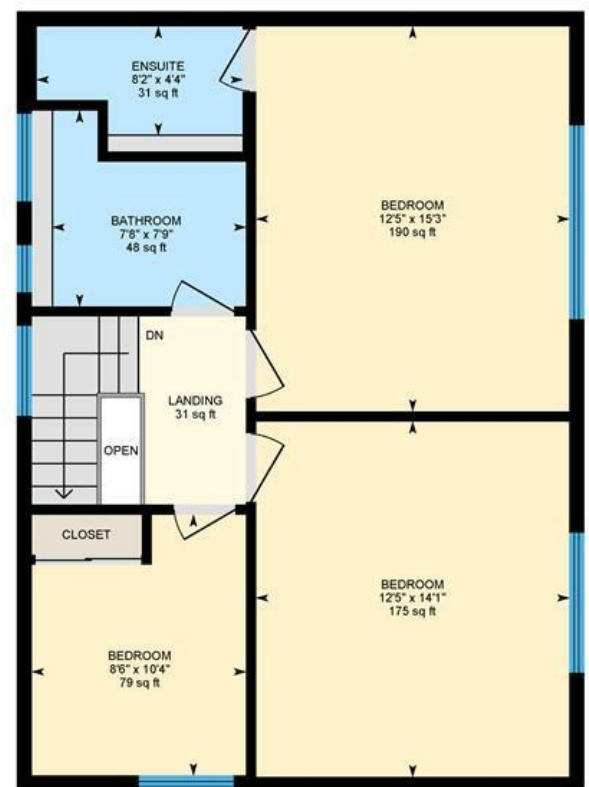


402 Cyncoed Rd, Cyncoed, CRF

Main Building: Total Interior Area 1480.77 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

A great family home with super garden and potential to extended

Comments by - Mr Ramzy Bancroft



CYNCOED ROAD

CYNCOED, CF23 6SA - OFFERS IN EXCESS OF £575,000



3 Bedroom(s)



2 Bathroom(s)



1432.00 sq ft

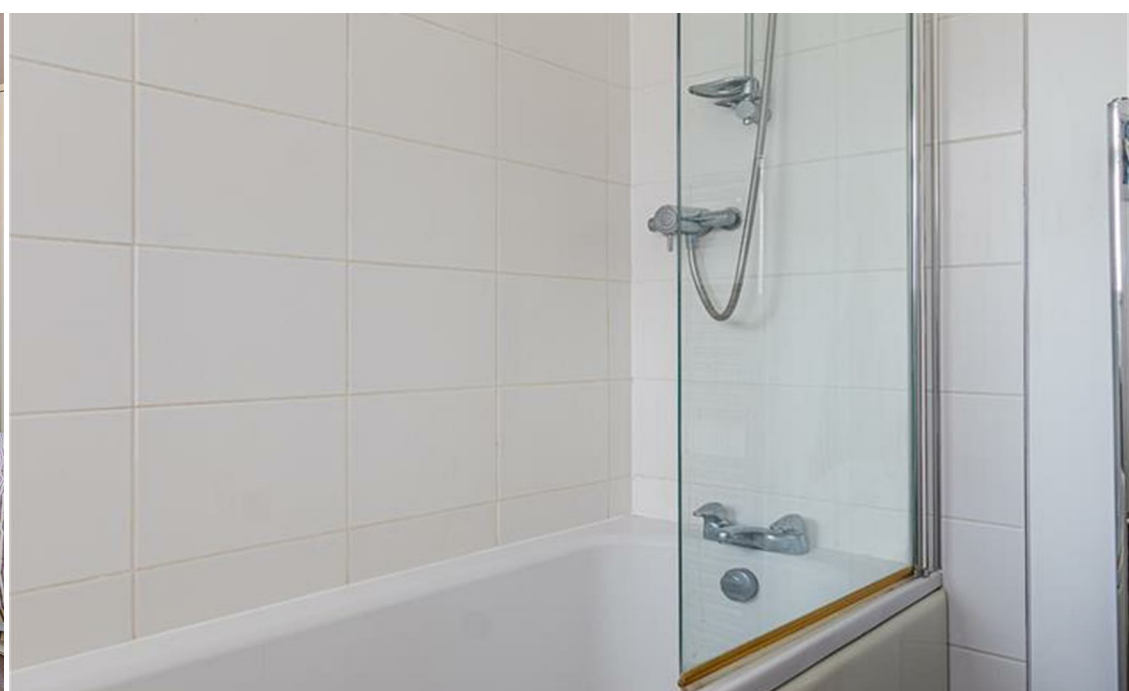
*** OFFERS IN EXCESS OF £575,000 ***

We are pleased to offer for sale this lovely 3 DOUBLE bedroom semi detached family home on CYNCOED RD. Situated on a corner plot, this has been a happy family home for the current owners, and offers great space both inside, and out. The house briefly comprises a good size porch with WC, a bright entrance hall, lounge, sitting room, and kitchen diner with patio doors to the garden. Upstairs there are 3 Double bedrooms, with ensuite shower room and family bathroom. Outside there is a generous garden, and great sized attached garage, with workshop space. There is a lot of potential to extend out the back and over the garage, as well as converting the garage (subject to planning etc). There is parking to front with a good sized driveway, but there is also scope to create parking to rear with access from the side street. Located in highly popular school catchment such as Cardiff High & Rhydypenau Primary School

PROPERTY SPECIALIST

Mr Ramzy Bancroft
02920 499680
Ramzy@jeffreygross.co.uk
Branch manager





Hall

WC

Lounge

4.52m x 4.27m (14'10 x 14)

Sitting room

4.45m x 4.62m (14'7 x 15'2)

Kitchen diner

Landing

Bedroom 1

3.78m x 4.65m (12'5 x 15'3)

Ensuite

Bedroom 2

3.78m x 4.29m (12'5 x 14'1)

Bedroom 3

2.59m x 3.15m (8'6 x 10'4)

Bathroom

Garden

Garage

School catchment

English medium primary catchment area is Rhydypenau Primary School (year 2022-23)

English medium secondary catchment area is Cardiff High School (year 2022-23)

Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2022-23)

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

****This is Subject to Change and Availability****

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

Band - G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 