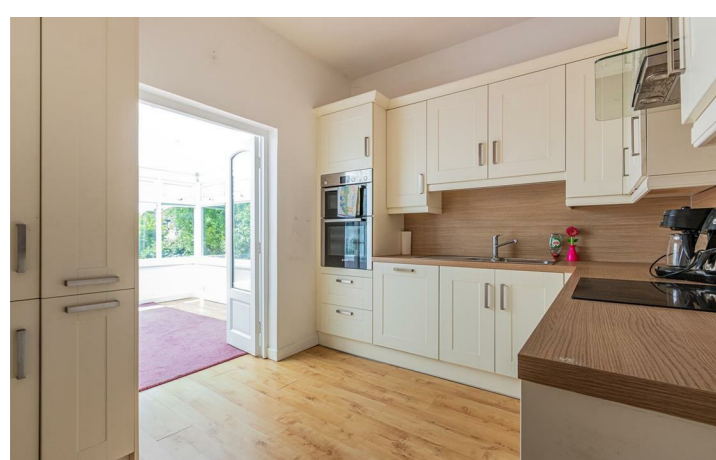


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BRYN AWELON ROAD  
CYNCOED



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### ENTRANCE PORCH

composite double glazed entrance door. original black and white chequered flooring. part glazed door to entrance hall.

#### ENTRANCE HALL

under stairs recess. panelled radiator. picture rail, dado rail and skirting boards.

#### LOUNGE

4.90m x 3.35m (16'1" x 11')

double panelled radiator. fireplace with timber surround on a tiled hearth with inset coal effect electric fire. upvc double glazed bay window. picture rail.

#### DINING ROOM

3.76m x 3.33m (12'4" x 10'11")

double radiator. period picture rail. 2 upvc double glazed windows.

#### KITCHEN

3.35m x 2.79m (11' x 9'2")

1 1/2 bowl stainless steel sink unit. neff dishwasher. bosch oven and grill. 4 ring bosch induction hob. stainless steel extractor fan. built in fridge freezer. base and eye level cupboards. full height 'pantry' cupboard. work top. wood effect floor. double doors leading to conservatory.

#### CONSERVATORY

4.14m x 3.23m (13'7" x 10'7")

Brick base Conservatory to window sill height. uPVC double glazed windows. uPVC double glazed French doors opening onto rear garden. Fitted blinds to windows and roof. Laminate flooring. Double panelled radiator.

#### UTILITY ROOM

uPVC double glazed door leading to side. Base units with worktop over and full height storage cupboard. Plumbing and space for a washing machine and condenser dryer to sit on top subject removal of work surface. Tile effect flooring.

#### BEDROOM ONE

4.22m x 3.35m (13'10" x 11')

Double panelled radiator. Period picture rail and skirting boards. uPVC double glazed window.

#### EN SUITE WC

1.75m x 2.62m (5'9" x 8'7")

Low Level W.C. Wash hand basin set in vanity unit. Tiled Floor. uPVC double glazed window. Airing cupboard housing 'Baxi' combination gas central heating boiler. Radiator.

#### BEDROOM TWO

3.33m x 2.16m (10'11" x 7'1")

#### SHOWER ROOM

2.34m x 2.18m (7'8" x 7'2")

Walk in shower cubicle with glass screen. Low level W.C. Wash hand basin set in vanity unit. 2 uPVC double glazed windows. Tiled floor. Tiled walls. Heated towel radiator. Spotlights.

#### FIRST FLOOR

##### BEDROOM THREE

8.36m x 3.53m (27'5" x 11'7")

Three Velux windows with black-out blinds. Apex window to the front. Spotlights. Double panelled radiator. Access to eaves storage cupboards.

##### EN-SUITE BATHROOM

2.89m x 1.55m (9'5" x 5'1")

Short 'slipper' bath with shower mixer taps. Pedestal wash hand basin. Low Level WC

##### GARAGE

Up and over door. Power and lighting.

##### GARDENS

Front garden  
Enclosed by laurel hedgerow. Driveway leading to garage. Off road parking. Concealed storage area for bins.

##### Rear Garden

West-facing. Large lawned section with raised borders of plants, trees and shrubs. Large decking area. Water tap. Rotary washing line.

##### TENURE

Freehold, but this is to be confirmed by your solicitor

##### COUNCIL TAX

Band - G

Comments by - Mr Elliott Hooper-Nash



# BRYN AWELON ROAD

CYNCOED, CF23 6QR - £530,000

 3 bedrooms  3 bathroom(s)  1264.00 sq ft

JeffreyRoss are proud to offer to the market this impressive and detached bungalow on the popular Bryn Awelon Road in Cyncoed. This well presented and extended bungalow in set in approx 1,264SQFT and briefly comprises Entrance foyer, hallway, Bay fronted Living Room, Dining room, two bedrooms on the ground floor, formal dining room, main bathroom, downstairs WC and Utility room. To rear boasts a modern fitted kitchen that leads via double doors on to the conservatory and South West facing garden. To the first floor is a further bedroom and ensuite.

The property is conveniently located for the local amenities of Cyncoed and local GP surgery. Further more the property is offered to the market with no ongoing chain. Catchment area for Rhydyphenau Primary School and Cardiff High School.

Take an interactive walk around our Virtual tour that allows you to measure and space plan your furniture. A brilliant tool if you are looking to downsize in the area.

## PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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02920 499680

Director



## 15 Bryn-Awelon Rd, Cyncoed, CRF

Main Building: Total Interior Area Above Grade 117.44 m<sup>2</sup>



Ground Floor  
Interior Area 100.80 m<sup>2</sup>

Attic  
Interior Area 16.65 m<sup>2</sup>



PREPARED: 2023/07/03

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.

