

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

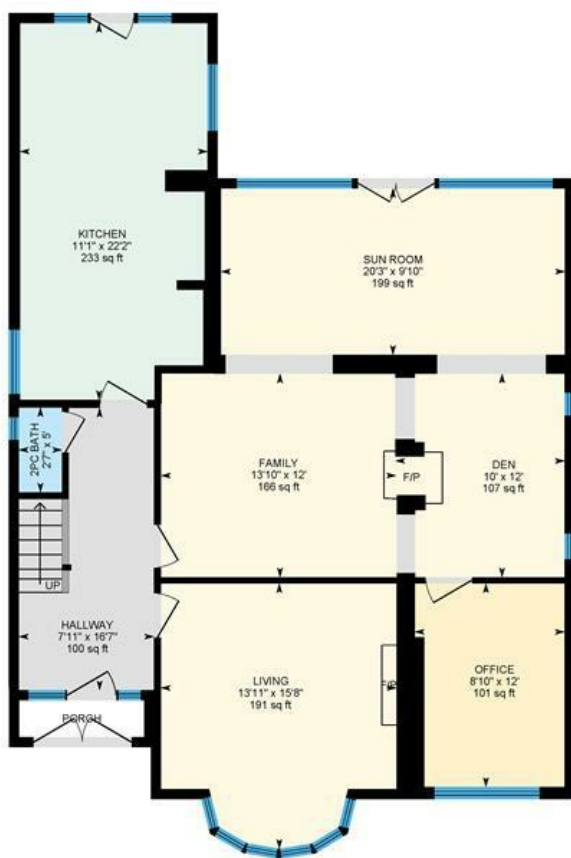


LLYSWEN ROAD
CYNCOED



Llyswen Rd, Cyncoed, CRF

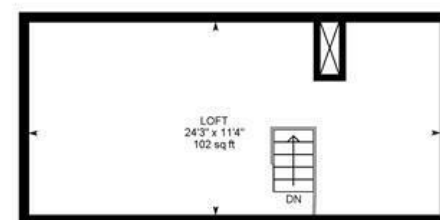
Main Building: Total Interior Area 2113.69 sq ft



Ground Floor



1st Floor



Loft Room





Beautifully presented four bedroom family home with loft room and stunning rear garden, ideal for growing family with close proximity to excellent local Schools.

Comments by - Mrs Amanda Trinder



LLYSWEN ROAD

CYNCOED, CF23 6NH - ASKING PRICE £925,000



4 Bedroom(s)



2 Bathroom(s)



2113.00 sq ft

Jeffrey Ross are pleased to present this beautifully presented & extended four bedroom family home. This architecturally designed property, has a versatile layout, offering flexibility for families. The property briefly comprises of entrance porch, entrance hall, ground floor w.c, open plan kitchen / breakfast room, sitting room, lounge, den, and home office to the ground floor, to the first floor there are four double bedrooms one with en-suite bathroom, family bathroom, w.c, and access to converted loft room. Outside there is a larger than average mature garden with a decked area, lawn and rear patio area, also benefiting from mature trees and bushes, giving it a private outlook. Situated in a sought after location close to local Schools including Rhydypenau Primary School and Cardiff high, as well as a short walk to shops, parks, and amenities.

The current owners have lovingly maintained the property for many years.

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Entrance Porch

Entrance Hall

Ground Floor W.C

Kitchen / Breakfast Room
3.38m x 6.76m (11'1 x 22'2)

Lounge
4.24m x 4.78m (13'11 x 15'8)

Family Room
4.22m x 3.66m (13'10 x 12)

Sun Room
6.17m x 3.00m (20'3 x 9'10)

Den
3.05m x 3.66m (10 x 12)

Office
2.69m x 3.66m (8'10 x 12)

Landing

Bedroom One
4.27m x 4.75m (14 x 15'7)

En- Suite
2.67m x 2.54m (8'9 x 8'4)

Bedroom Two
4.27m x 2.49m (14 x 8'2)

Bedroom Three
2.84m x 4.75m (9'4 x 15'7)

Bedroom Four
3.33m x 3.78m (10'11 x 12'5)

Family Bathroom
2.41m x 2.26m (7'11 x 7'5)

First Floor W.C

Tenure
Freehold - This is to be confirmed with your legal representative.

Council Tax
Band H

School Catchment
Rhydypenau Primary School (year 2022-23)
Note - Howardian Primary and Ysgol Gynradd Groes-wen

Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol My English medium secondary catchment area is Cardiff High School (year 2022-23) My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2022-23)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75

England & Wales EU Directive 2002/91/EC





