

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GWYNANT CRESCENT  
CYNCOED





**HALL**

**LOUNGE**  
3.43m x4.95m (11'3" x16'3")

**DINING ROOM**  
2.92m x2.64m (9'7" x8'8")

**KITCHEN**  
2.41m x3.48m (7'11" x11'5")

**LANDING**

**BEDROOM 1**  
3.40m x4.60m (11'2" x15'1")

**BEDROOM 2**  
3.40m x2.74m (" (11'2" x9'(")

**BEDROOM 3**  
2.13m x3.63m (7' x11'11")

**GARDEN**

**TENURE**  
Freehold, but this is to be confirmed by your solicitor

**SCHOOL CATCHMENT**  
Lakeside Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\*Subject to availability \*

**COUNCIL TAX**  
Band F








## GWYNANT CRESCENT

CYNCOED, CF23 6LT - £395,000

 3 Bedroom(s)  1 Bathroom(s)  877.00 sq ft

A very well presented 3 bedroom semi detached home located in a quiet street, in Cyncoed. The property has been renovated by the current owners and boasts a new roof, full rewire, new boiler in 2023, kitchen, windows and doors, as well as freshly painted throughout, giving it a blank & contemporary interior. The accommodation comprises of entrance hall, cosy from lounge, new kitchen, dining room with patio doors to the garden. Upstairs there are Three bedrooms and family bathroom. The property further benefits from good sized front and back gardens, as well as an adjoining garage, giving the option to expand/ extended \* subject to planning.

Located within fantastic school catchment such as Lakeside Primary & Cardiff High school, making this a super family home.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager







## Gwynant Cres, Cyncoed, CRF

Main Building: Total Interior Area 877.73 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.



Gwynant Crescent, Cyncoed, Cardiff



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	