

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



CYNCOED ROAD
CYNCOED



Cyncoed Rd, Cyncoed, CRF

Main Building: Total Interior Area 3568.32 sq ft



Ground Floor



1st Floor






An exceptional example of a Cyncoed Home on a substantial plot of 0.48 of an acre with an in an out drive.

Comments by - Mr Elliott Hooper-Nash



CYNCOED ROAD

CYNCOED, CF23 6BN - ASKING PRICE £1,500,000

 5 Bedroom(s)  4 Bathroom(s)  3567.05 sq ft

JeffreyRoss are proud to offer to the market this exquisite detached family home in the sought after area of Cyncoed. The property is packed full of character and has been sympathetically extended and refurbished in keeping with the style of the property and one that has to be viewed to appreciate the level of detail. The property briefly comprises entrance porch, impressive hallway with doors to formal dining room, principal reception, lounge, cloakroom and study that links through to a beautifully presented kitchen / living and breakfast area with central island and window seating with views over the garden and featured arched windows. Downstairs further boast large utility room with internal access to the garage. To the first floor is an equally impressive landing that leads to all 5 double bedrooms and home office. The master suite benefits walk in wardrobe, double doors to an ensuite as well as double doors to a balcony over looking the garden. The second bedroom benefits its own ensuite and separate family bathroom. To the rear is a large family garden with summer house and to the fronted is a gated in and out driveway.

Take a closer look at the interactive walk through tour to fully appreciate the level of details and presentation this unique home has.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Porch

Entrance Hallway
4.12m x 3.50m (13'6" x 11'5")

Formal Dining Room
6.90m x 3.96m (22'7" x 12'11")

Principal Reception Room
4.85m x 7.56m (15'10" x 24'9")

Lounge
4.41m x 3.61m (14'5" x 11'10")

Study
2.43m x 3.48m (7'11" x 11'5")

Cloakroom
1.82m x 3.66m (5'11" x 12'0")

WC

Open Plan Kitchen
4.25m x 5.72m (13'11" x 18'9")

Breakfast Area
2.39m x 7.21m (7'10" x 23'7")

Utility Room
4.68m x 3.11m (15'4" x 10'2")

Garage
5.12m x 2.80m (16'9" x 9'2")

To the first floor

Landing
4.13m x 3.49m (13'6" x 11'5")

Master Bedroom
4.84m x 5.01m (15'10" x 16'5")

Walk in wardrobe
1.80m x 2.47m (5'10" x 8'1")

Ensuite
2.88m x 2.45m (9'5" x 8'0")

Bedroom Two
7.90m x 4.26m widest points (25'11" x 13'11" widest points)

Ensuite
2.67m x 2.05m (8'9" x 6'8")

Bedroom Three
3.93m x 3.96m (12'10" x 12'11")

Family Bathroom
1.91m x 3.65m (6'3" x 11'11")

Bedroom Four
4.41m x 3.65m (14'5" x 11'11")

Bedroom Five
2.23m x 3.96m (7'3" x 12'11")

Shower Room
0.88m x 1.85m (2'10" x 6'0")

Study
2.63m x 1.26m (8'7" x 4'1")

Gardens

The property is set in 0.48 or an Acre plot and offer a fantastic and mature family garden to the rear and in an out driveway to the front with landscaped garden. Tree Preservation Order trees at far end including 2 Cedars, 1 Willow, 2 Cypress and 1 Ash tree.

In and Out Driveway

Gated at both sides and parking for multiple vehicles.

School Catchment

Lakeside Primary School (year 2024-25)
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established

Cardiff High School (year 2024-25)
Ysgol Y Berllan Deg (year 2024-25)

Tenure

We are informed by our client that the property is Freehold this is to be confirmed by your legal advisor.

Council Tax

Band I



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		
		74
	57	
England & Wales	EU Directive 2002/91/EC 