

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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LLANDENNIS ROAD
CYNCOED

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CYNCOED, CF23 6EG - £699,950

A truly impressive and beautiful presented family home, located in the highly desirable CYNCOED area of Cardiff. This extended semi detached property boasts a host of original features throughout such as stunning tiled & exposed wood floors, mixed with new additions like double glazed sash windows. An ideal family home and located within CARDIFF HIGH CATCHMENT, and a selection of local amenities on your doorstep, such as shops, parks and train station. The property briefly comprises: Entrance hall, lounge, sitting room kitchen/dining room, conservatory and shower room all to the ground floor. To the first floor there are three double bedrooms and a family bathroom complete with three piece suite. The top floor you will find an additional double bedroom. Integrally the property accommodation briefly comprises: Outside the property to the front you will find a charming courtyard garden with a pathway leading to the front elevation surround by a range of plants and shrubbery. Side gate offers side access to the rear garden which is low maintenance with artificial grass & timber fencing. The property has been much improved by the current owner, and showcases a bespoke and interesting interior.

 4 bedroom(s)  2 bathroom(s)  2152.00 sq ft

- HALL
- LOUNGE
- SITTING ROOM
- KITCHEN DINER
- CONSERVATORY
- SHOWER ROOM
- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- LOFT BEDROOM

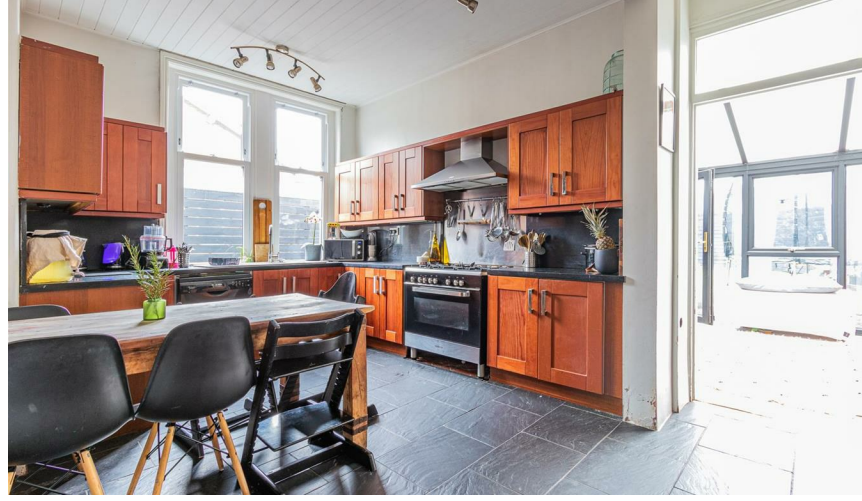
GARDEN


COUNCIL TAX
Band - G

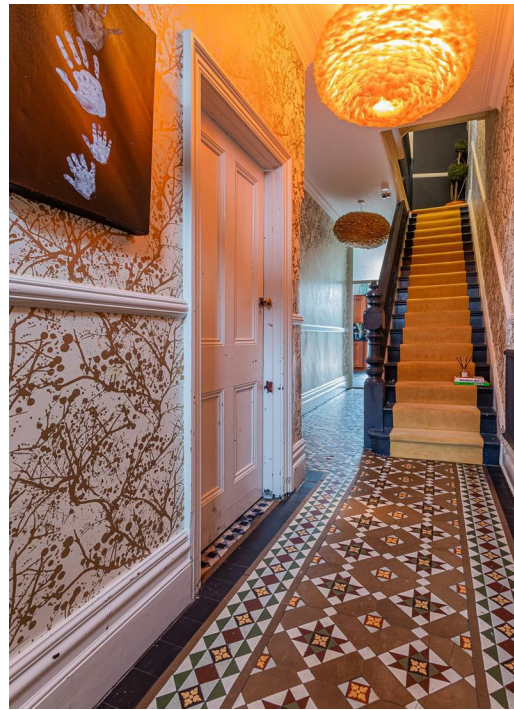
SCHOOL CATCHMENT
Rhydypenau Primary School (year 2022-23)
Ysgol Y Berllan Deg (year 2022-23)

Cardiff High School (year 2022-23)
Ysgol Y Berllan Deg (year 2022-23)

* this is subject to availability & change



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



All measurements are approximate and for display purposes only