

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CEF N COED AVENUE
CYNCOED



FRONT GARDEN

DRIVE

ENTRANCE PORCH

HALL

LOUNGE

3.66m x 4.98m (12' x 16'4")

DINING ROOM

3.33m x 3.33m (10'11" x 10'11")

FAMILY ROOM & SUN ROOM

7.32m x 5.08m (24' x 16'8")

LAUNDRY & WC

LANDING

BEDROOM 1

3.66m x 3.94m (12' x 12'11")

BEDROOM 2

3.35m x 3.33m (11' x 10'11")

BEDROOM 3

3.07m x 3.78m (10'1" x 12'5")

BEDROOM 4

3.35m x 3.38m (11' x 11'1")

FAMILY BATHROOM

2.87m x 1.68m (9'5" x 5'6")

GARDEN

GARAGE

TENURE

Freehold, but this is to be confirmed by your solicitor

SCHOOL CATCHMENT

My English medium primary catchment area is Lakeside Primary School (year 2024-25)

My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

COUNCIL TAX




Band - H





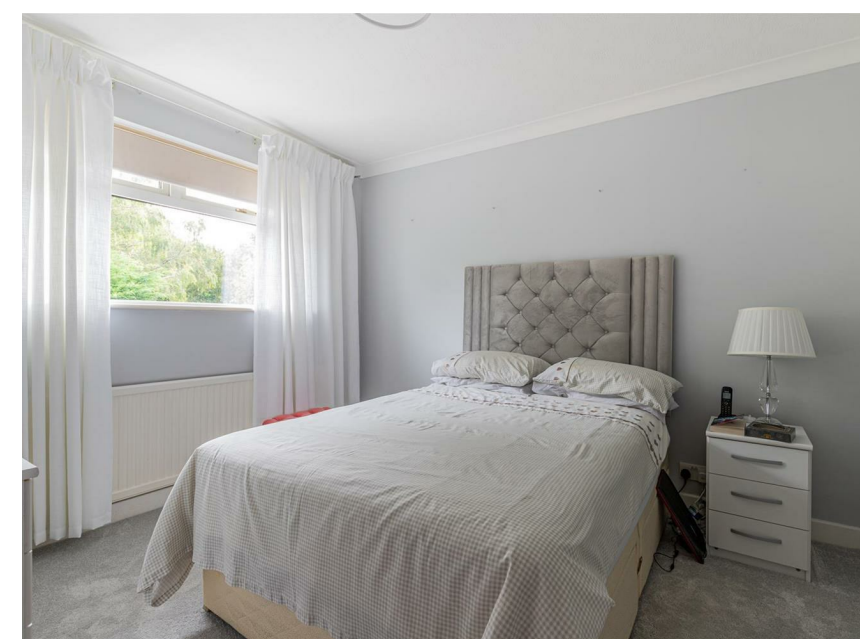
CEFN COED AVENUE

CYNCOED, CF23 6HG - £700,000

 4 Bedroom(s)  1 Bathroom(s)  1608.00 sq ft

*** OFFERS IN EXCESS OF £700,000 ***

Jeffrey Ross are please to offer for sale this Lovely detached family home in Cyncoed. This property offers lots of family accommodation both inside and out. boasting a porch and entrance hall, good size living room, dining room, fitted kitchen, utility with WC, and family room with doors leading to the garden. Upstairs there is a bright landing, FOUR good size bedrooms and bathroom. Outside there is a lawn front garden, driveway with detached garage, and fantastic sized rear garden, offering a patio, level lawn and a private, yet sunny outlook. There is real potential to extended this house The house is within a very quite Cul De Sac, but just minutes walk to Roath Park Lake and Lakeside school, plus within popular Cardiff High School catchment, making it a super family home.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager

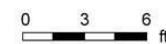




Cefn Coed Avenue, Cyncoed, Cardiff

Cefn Coed Ave, Roath Park, CRF

Main Building: Total Interior Area 1586.16 sq ft



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.



Energy Efficiency Rating

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

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