

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



RHYDYPENAU ROAD
CYNCOED



Rhyd-Y-Penau Rd, Cyncoed, CRF

Main Building: Total Interior Area Above Grade 2424.43 sq ft



Ground Floor
Interior Area 1291.35 sq ft



1st Floor
Interior Area 1133.08 sq ft

0 4 8
ft

PREPARED: 2024/11/11

Fantastic family home, built for entertaining with a brilliant garden and home office, one simply not to be missed.

Comments by - Mr Elliott Hooper-Nash



RHYDYPENAU ROAD

CYNCOED, CF23 6PW - ASKING PRICE - £899,950



4 Bedroom(s)



2 Bathroom(s)



2424.00 sq ft

Welcome to this stunning detached house located on Rhydyphenau Road in the sought-after area of Cyncoed, Cardiff. This stylish family home boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by a fantastic entertaining space, perfect for hosting gatherings with family and friends. The highlight of this property is the impressive master bedroom featuring a balcony and an open-plan ensuite, offering a touch of luxury and relaxation.

Situated on a generous 0.12-acre plot, this property provides a sense of privacy and tranquillity, allowing you to enjoy outdoor activities or simply unwind in your own space. With a total of 2,424 sq ft of living space, there is plenty of room for everyone to enjoy.

Don't miss the opportunity to make this house your home and experience the best of what Cyncoed has to offer. Contact us today to arrange a viewing and start envisioning your life in this beautiful property.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Dining Room
3.51m x 5.74m (11'6 x 18'10)

Downstairs WC
2.08m x 1.98m to storage closet (6'10 x 6'6 to storage closet)

Living Room
4.24m x 5.79m (13'11 x 19')

Kitchen
16'6 x 13' (52'5"19'8" x 42'7")

Family Room
4.83m x 3.12m (15'10 x 10'3)

Utility Room
2.74m x 3.38m (9 x 11'1)

To the first floor

Master Suite
5.13m x 5.61m (16'10 x 18'5)

Ensuite
2.13m x 2.57m (7' x 8'5)

Bedroom Two
4.80m x 3.07m (15'9 x 10'1)

Dressing Area
2.72m x 2.90m (8'11 x 9'6)

Family Bathroom
2.74m x 2.29m (9' x 7'6)

Bedroom Three
3.43m x 4.09m (11'3 x 13'5)

Bedroom Four
2.74m x 2.97m (9 x 9'9)
Double bedroom currently used as a music room

Garden
Low maintenance South East facing garden that benefits large patio area, fire pit and outside home office.

Home Office / Anex

Driveway
Driveway parking for multiple vehicles

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

Additional Information
TBC

School catchment
My English medium primary catchment area is Rhydypenau 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





