

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



DAN-Y-COED ROAD
CYNCOED



Dan-Y-Coed Rd, Cyncoed, CRF

Main Building: Total Interior Area 1890.95 sq ft



Ground Floor



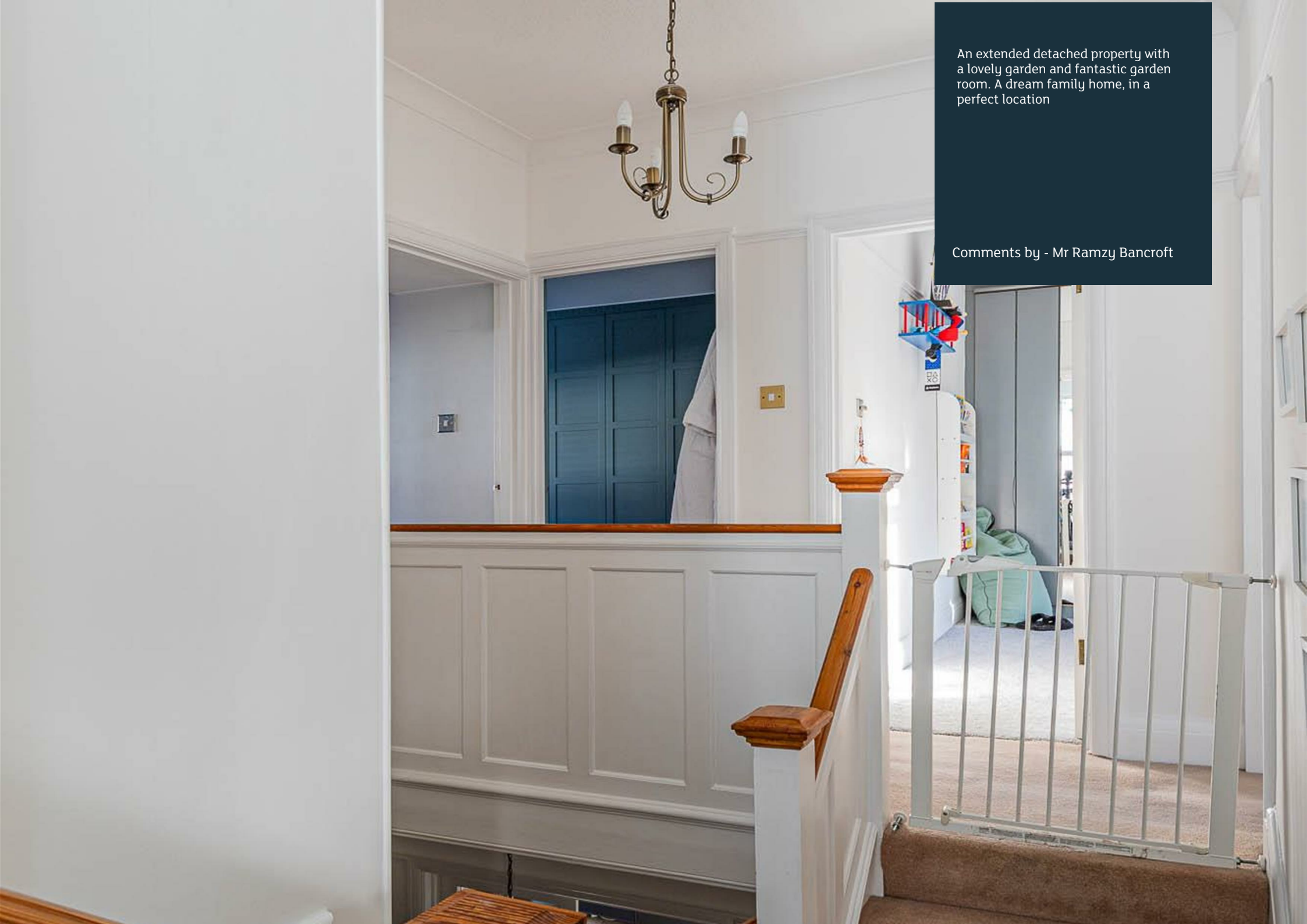
1st Floor

0 4 8 ft

PREPARED: 2025/01/06

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.

iGUIDE



An extended detached property with a lovely garden and fantastic garden room. A dream family home, in a perfect location

Comments by - Mr Ramzy Bancroft



DAN-Y-COED ROAD

CYNCOED, CF23 6NA - ASKING PRICE - £875,000



4 Bedroom(s)



2 Bathroom(s)



1890.00 sq ft

We are pleased to offer for sale this beautifully presented and extended family home located in the popular CYNCOED area of Cardiff. Offering fantastic accommodation both inside and out, with an entrance hall and porch, through lounge family room, utility room, WC, and large kitchen diner to rear with Solid oak cabinets with granite surfaces throughout. Upstairs there is a central landing, family bathroom recently refurbished to a high standard, four bedrooms with Ensuite shower room. The property has a lovely blend of modern decor mixed with original features. Outside there is a great size landscaped garden with raised terrace, artificial turf and large storage shed. The property further benefits from a super GARDEN ROOM/STUDIO which would make a great work from home space, gym or garden room. There is drive to front offering off road parking. Located within popular school catchment such as Rhydypenau Primary School & Cardiff High School, as well as a close walk to local shops, Heath train station, Roath Park lake, and Llanishen reservoir, making it an ideal location for a family.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
02920 499680
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Branch manager





Hall

Storage & WC

Family room
3.63m x 4.32m (11'11" x 14'2")

Utility room
2.36m 2.39m (7'9" 7'10")

Lounge
3.63m x 4.95m (11'11" x 16'3")

Kitchen diner
9.60m x 8.03m (31'6" x 26'4")
Solid oak cabinets with granite surfaces throughout

Landing

Bedroom 1
3.00m x 4.95m (9'10" x 16'3")

Bedroom 2
5.08m x 2.72m (16'8" x 8'11")

Ensuite shower room
2.34m x 1.19m (7'8" x 3'11")

Bedroom 3
3.66m x 4.29m (12' x 14'1")

Family bathroom
2.41m x 2.90m (7'11" x 9'6")
Recently refurbished to a high standard

Bedroom 4
2.39m x 2.90m (7'10" x 9'6")

Garden
Great size landscaped garden with raised Terrazzo tiled patio area off the house, complete with Glass balustrade, lower area with artificial turf, access and storage space to the side and rear of the garden room

Garden room & shed
A Fully insulated & sound proofed room , fully powered & complete with high speed internet, bi folding double glazed doors to garden. Currently used as a TV room and office/music studio. There is also a large storage shed adjoined.

Tenure
Freehold, but this is to be confirmed by your solicitor

School Catchment
Rhydypenau 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 & changes

Council Tax Band
Band H



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		
England & Wales		
		EU Directive 2002/91/EC

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