

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

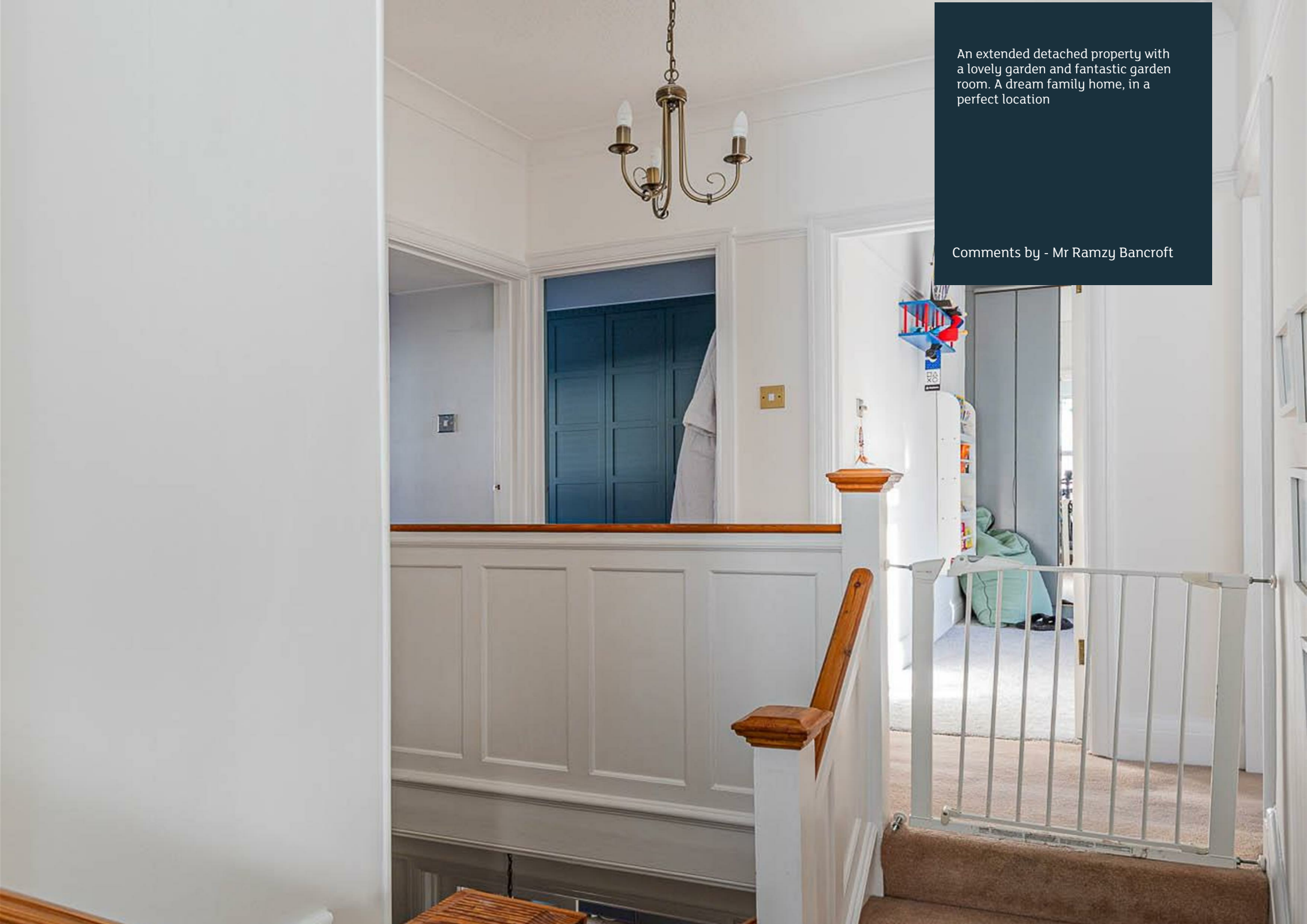
0 4 8 ft

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 Rhydyphenau 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  
Ramzy@jeffreygross.co.uk  
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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | EU Directive 2002/91/EC |

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