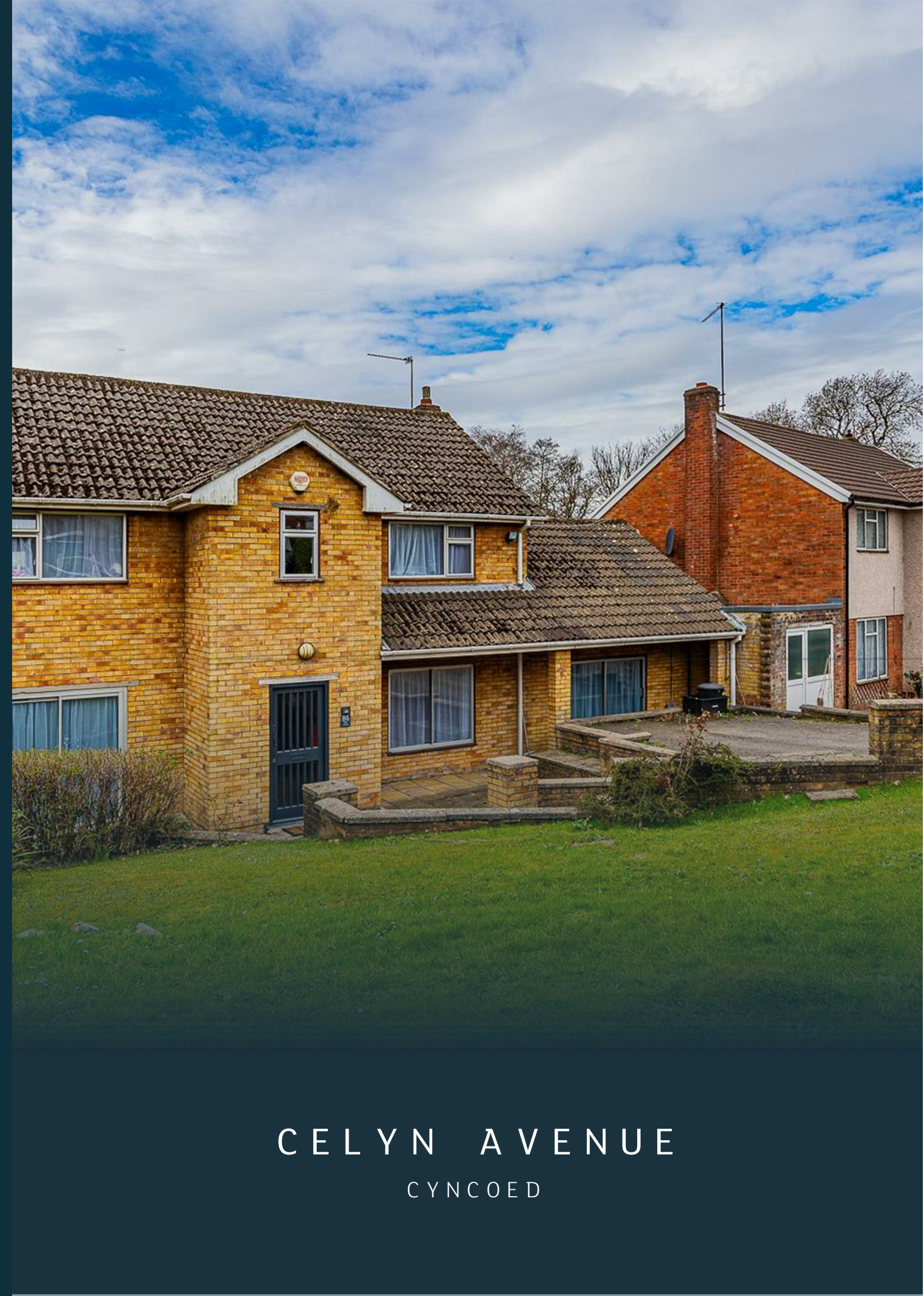


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CELYN AVENUE
CYNCOED






- FRONT**
Good size front garden with drive for multiple cars to park off road
- HALL**
- SHOWER ROOM**
- LOUNGE**
3.66m x 6.07m (12' x 19'11")
- SITTING ROOM**
3.71m x 3.30m (12'2" x 10'10")
- FAMILY ROOM**
3.76m x 8.13m (12'4" x 26'8")
- KITCHEN**
3.99m x 2.72m (13'1 x 8'11")
- LANDING**
- BEDROOM 1**
3.73m x 2.90m (12'3" x 9'6")
- BEDROOM 2**
3.73m x 2.90m (12'3" x 9'6")
- BEDROOM 3**
2.90m x 3.23m (9'6" x 10'7")
- BEDROOM 4**
2.95m x 2.74m (9'8" x 9')
- BATHROOM**
- SECOND FLOOR**
- BEDROOM 5**
3.48m x 2.69m (11'5" x 8'10")
- BEDROOM 6**
3.20m x 2.69m (10'6" x 8'10")
- GARDEN**
- TENURE**
Freehold, but this is to be confirmed by your solicitor
- COUNCIL TAX**
Band - G
- SCHOOL CATCHMENT**
Lakeside 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 *





CELYN AVENUE

CYNCOED, CF23 6EQ - £900,000

 6 Bedroom(s)  2 Bathroom(s)  1593.07 sq ft

OFFERS OVER £900,000

We are pleased to offer for sale this impressive and extended family home in Cyncoed. This substantial detached property is on a generous plot with scope for extending further, and just a short walk to Cardiff High school, Lakeside Primary, as well as shops and restaurants at "Lakeside shops".

Internally the property offers a spacious lounge, sitting room, and large "family room", as well as a kitchen and shower room to the ground floor. Upstairs there are FOUR DOUBLE BEDROOMS and bathroom, with a further two bedrooms on the second floor. Outside there is a good size frontage allowing for cars to park off road, and a great size, South East facing Garden, which is ideal for children and entertaining. Please contact us for more details.




PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





 Celyn Avenue, Cyncoed, Cardiff



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 