



CEFN COED AVENUE

CYNCOED









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CYNCOED, CF23 6HE - £390,000



3 bedroom(s)



1 bathroom(s)



915.00 sq ft

Immaculately presented throughout, this delightful home offers two generous reception rooms—ideal for both relaxed family living and stylish entertaining. The beautifully updated Shaker-style kitchen seamlessly marries contemporary convenience with classic character. Step outside to discover a split-level rear garden that provides a peaceful outdoor retreat, alongside a partly converted garage, ample off-street parking.

On the first floor you'll find two spacious double bedrooms,; the principal bedroom also benefits from built-in wardrobes. A well-appointed single bedroom and a fully tiled family bathroom with shower-over-bath complete the accommodation. Perfect for growing families, professionals or anyone looking to upsize in a prime location.

### PROPERTY SPECIALIST

**Mrs Amanda Trinder**  
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Senior valuer












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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 	

































Ground Floor	12'9" x 9'3" (3.89m x 2.82m)
Hallway	Bathroom 6'10" x 5'5" (2.09m x 1.67m)
Living Room	Bedroom Three 13'7" x 13'10" (4.16m x 4.23m) 9'2" x 10'4" (2.81m x 3.17m)
Dining Room	<b>TENURE</b> 10'0" x 8'8" (3.06m x 2.66m) Freehold -To be confirmed by your legal advisor
Kitchen	<b>COUNCIL TAX</b> 9'5" x 8'7" (2.89m x 2.63m) Band E
Garage/Outbuilding	<b>SCHOOL CATCHMENT</b> 8'7" x 16'1" (2.62m x 4.92m) Lakeside Primary School (year 2024-25) First Floor Cardiff High School (year 2024-25)
Landing	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom One	* Subject to Availability *
Bedroom Two	

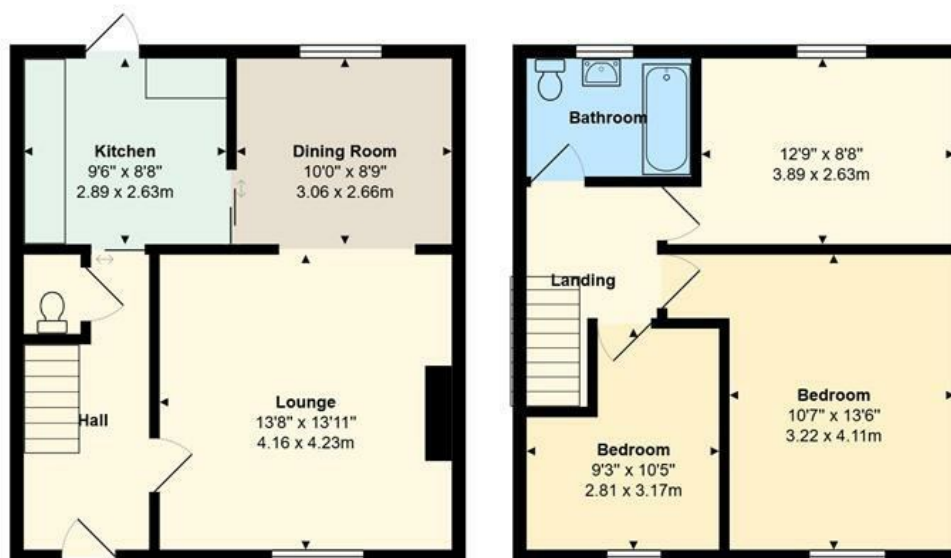
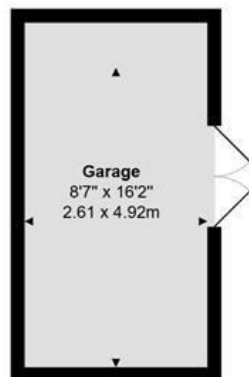


Great schools in the area and a short walk to local amenities and Roath Park Lake,

Comments by Mrs Amanda Trinder







**1 Cefn Coed Avenue, Cyncoed**

Total Area: 1060 ft<sup>2</sup> ... 98.5 m<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross