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Rhydypenau Road

CYNCOED

CARDIFF

VALE

CAERPHILLY

BRISTOL



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

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

amanda@jeffreycross.co.uk



"Its been our dream family home for many years, its just time to downsize as the kids have move on"

Comments by the Homeowner

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



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.

PREPARED: 2024/11/11





Rhydypenau Road

Cyncoed, Cardiff, CF23 6PW

Asking Price

£899,950



4 Bedroom(s)



2 Bathroom(s)



2424.00 sq ft



Contact our
Penylan Branch
02920 499680

Welcome to this stunning detached house located on Rhydypenau 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.

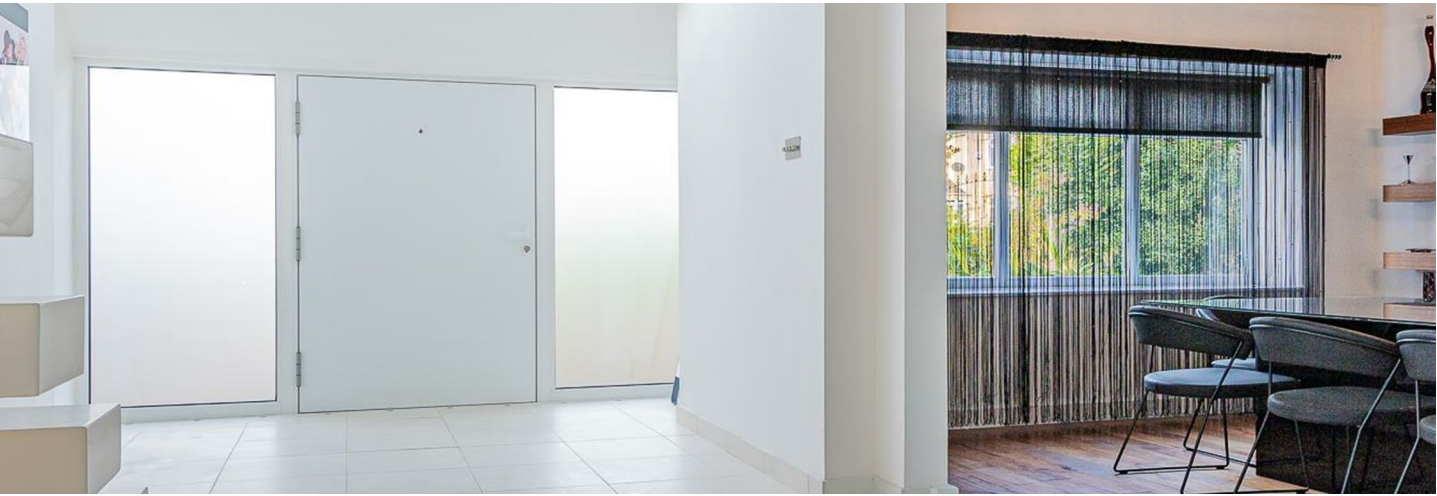
As you step inside, you'll be greeted by a fantastic entertaining space, perfect for hosting gatherings with family and friends. The highlight of this property is the impressive master bedroom featuring a balcony and an open-plan ensuite, offering a touch of luxury and relaxation.

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.



Entrance Hallway	Family Bathroom 9' x 7'6 (2.74m x 2.29m)	My English medium primary catchment area is Rhydyphenau Primary School (year 2024-25)
Dining Room 11'6 x 18'10 (3.51m x 5.74m)	Bedroom Three 11'3 x 13'5 (3.43m x 4.09m)	
Downstairs WC 6'10 x 6'6 to storage closet (2.08m x 1.98m to storage closet)	Bedroom Four 9 x 9'9 (2.74m x 2.97m)	My English medium secondary catchment area is Cardiff High School (year 2024-25)
Living Room 13'11 x 19' (4.24m x 5.79m)	Double bedroom currently used as a music room	My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)
Kitchen 52'5"19'8" x 42'7" (16'6 x 13')	Garden	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Eder (year 2024-25)
Family Room 15'10 x 10'3 (4.83m x 3.12m)	Low maintenance South East facing garden that benefits large patio area, fire pit and outside home office.	
Utility Room 9 x 11'1 (2.74m x 3.38m)	Home Office / Anex	
To the first floor	Driveway	
Master Suite 16'10 x 18'5 (5.13m x 5.61m)	Driveway parking for multiple vehicles	
Ensuite 7' x 8'5 (2.13m x 2.57m)	Tenure	
Bedroom Two 15'9 x 10'1 (4.80m x 3.07m)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.	
Dressing Area 8'11 x 9'6 (2.72m x 2.90m)	Council Tax	
	Band - I	
	Additional Information	
	TBC	
	School catchment	









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

