

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CYNCOED ROAD  
CYNCOED



**ENTRANCE PORCH**  
3.33m x 1.85m (10'11 x 6'1)

**DOWNSTAIRS WC**  
1.68m x 3.20m (5'6 x 10'6)

**GRAND ENTRANCE HALLWAY**  
6.39m x 4.53m (20'11" x 14'10")  
Fantastic Entrance hallway thats big enough to host a dinner party and seamlessly links all receptions on the ground floor.

**FAMILY ROOM**  
3.84m x 4.45m (12'7 x 14'7)

**LIVING ROOM**  
6.38m x 8.84m (20'11 x 29')

**KITCHEN / BREAKFAST AREA**  
4.27m x 7.04m (14'19 x 23'1)

**SITTING ROOM**  
7.11m x 4.50m (23'4 x 14'9)

**BAR**  
3.78m x 3.96m (12'5 x 13')

**UTILITY**  
2.21m x 3.10m (7'3 x 10'2)

**HALL TO GARAGE**

**LAUNDRY**  
2.64m x 2.24m (8'8 x 7'4)

**TO THE FIRST FLOOR**

**GALLERY LANDING**

**MASTER BEDROOM**  
5.38m x 6.40m (17'8 x 21')

**ENSUITE**  
3.81m x 2.11m (12'6 x 6'11)

**BEDROOM TWO**  
4.11m x 5.36m (13'6 x 17'7)

**ENSUITE**  
1.50m x 1.55m (4'11 x 5'1)

**BEDROOM THREE**  
3.94m x 3.96m (12'11 x 13')

**FAMILY BATHROOM**  
1.75m x 3.28m (5'9 x 10'9)

**BEDROOM FOUR**  
3.35m x 3.89m (11' x 12'9)

**ENSUITE**  
1.35m x 1.50m (4'5 x 4'11)

**BEDROOM FIVE**  
2.84m x 4.01m (9'4 x 13'2)

**ROOF TERRACE**  
13.55m x 4.83m (44'5" x 15'10")  
Access of two of the bedrooms to the rear

**GARDENS**

**DRIVEWAY**  
Access via electric gate off Cyncoed road, multiple parking space and turning point with access to a double garage.

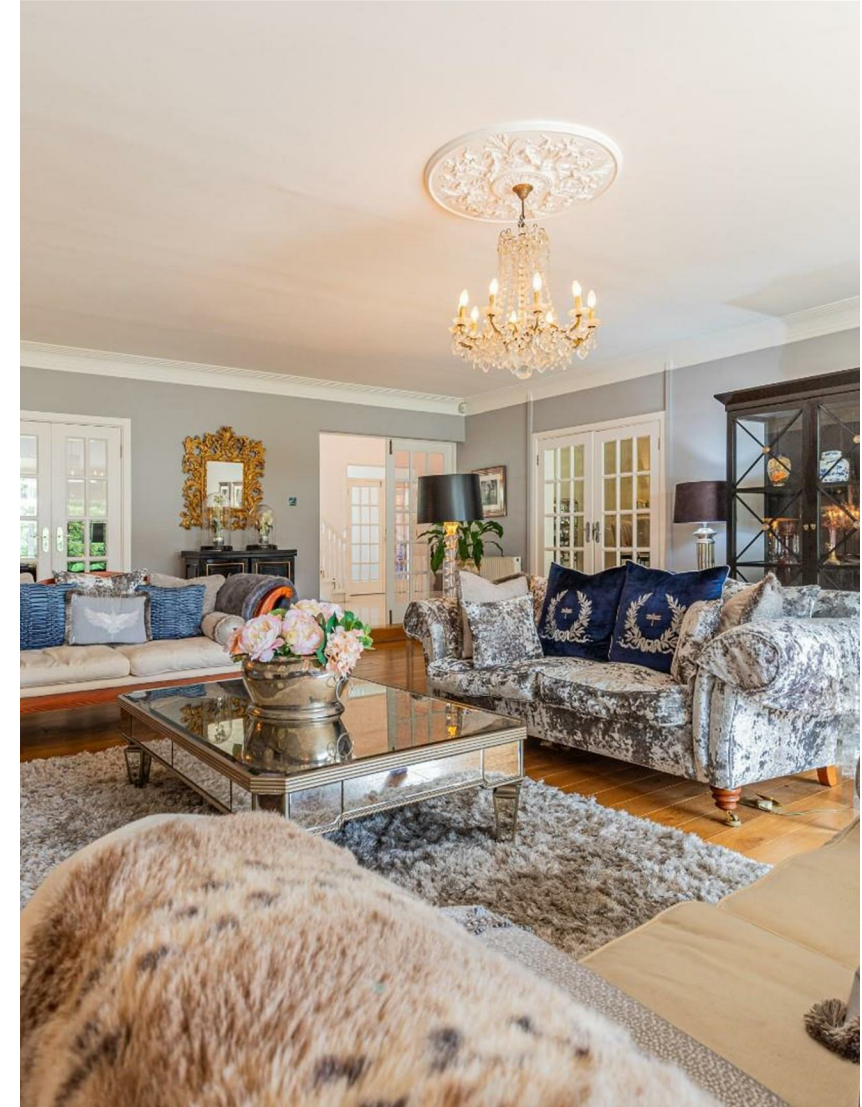
**GARAGE**  
5.18m x 5.49m (17' x 18')  
Double garage with electric up and over door.

**TENURE**  
We are informed by the owner that the property is Freehold, this is to be confirmed by your legal advisor,

**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)




**COUNCIL TAX**  
Band -I





## CYNCOED ROAD

CYNCOED, CF23 5SJ - £2,000,000

 5 Bedroom(s)  4 Bathroom(s)  4979.08 sq ft

Welcome to this stunning detached house located on Cyncoed Road in the sought-after area of Cyncoed, Cardiff. This impressive property boasts five spacious bedrooms, perfect for a growing family or those who love to have guests over. With four bathrooms, there will be no more queuing in the morning rush. As you step inside, you are greeted by an incredible entrance hallway that effortlessly connects all the reception rooms on the ground floor. The property features not just one, but five reception rooms, providing ample space for various activities or simply relaxing in style. One of the highlights of this house is the stylish bar that cleverly links the living and sitting room, creating the perfect setting for entertaining friends and family. Imagine hosting gatherings or parties in this sophisticated space!

Situated on a generous 0.45-acre plot, there is plenty of outdoor space for children to play, for gardening enthusiasts to indulge in their passion, or for simply enjoying the fresh air. Additionally, the property includes a remarkable 705 sq ft roof terrace, offering panoramic views and a great spot for al-fresco dining or relaxing under the stars.

For added security and convenience, the house is equipped with electric gates, providing both privacy and peace of mind. With a total of 4,979 sq ft of living space, this property offers a perfect blend of luxury, comfort, and functionality.

Don't miss the opportunity to make this house your home and enjoy the epitome of modern living in a prime location in Cardiff.



### PROPERTY SPECIALIST

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Director

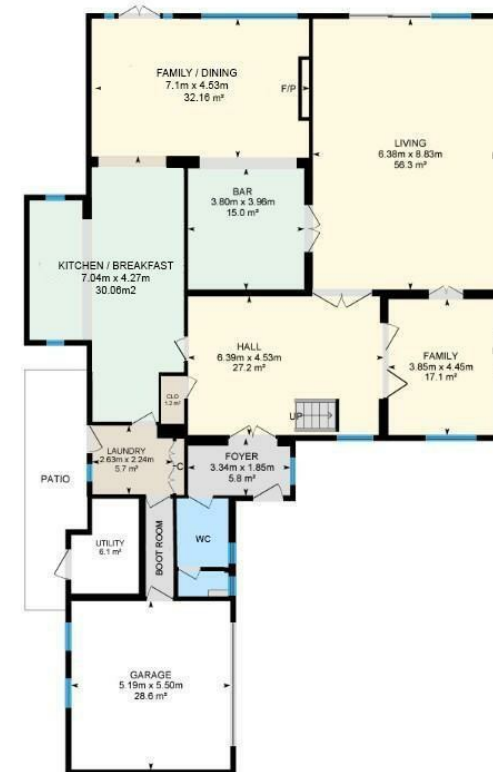




Cyncoed Road, Cyncoed, Cardiff

## Highgate-96 Cyncoed Rd, Cyncoed, CRF

Main Building: Total Interior Area Above Grade 462.74 m<sup>2</sup>



Ground Floor  
Interior Area 215.21 m<sup>2</sup>



1st Floor  
Interior Area 153.43 m<sup>2</sup>



PREPARED: 2024/06/21

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.



### 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>	72	80
(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	