

#### Potico

Stone pillared portico with sheltered overhead. Slate flooring

#### Reception Hall 20'0" x 10'9"

Accessed via a panelled door into this light and inviting central hallway. Oak staircase rising to Gallery landing. Tiled floor



#### Cloakroom

Modern suite comprising of low level W.C. Stylish wash hand basin with cabinet below. Tiled walls & floor

#### Lounge 20'0" x 15'9"

A generous sized living room with window to front. Granite fire surround with matching hearth housing a liveflame effect gas fire. Oak flooring.



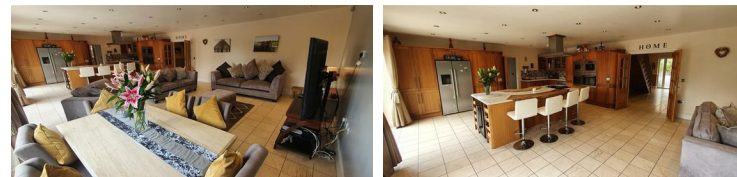
#### Sitting Room 15'11" x 10'8"

A good sized room with various use as study, office, T.V. room etc.. Window to front. Tiled floor.



#### Kitchen/Family Room 37'6" x 19'11"

Wow Factor!! An extremely large and bright kitchen living area with plenty of natural light coming in by way of three Bi Folding doors that lead out to garden patio. A high quality bespoke fitted Walnut kitchen boasting a large selection of wall and base units, concealed lighting, glazed cabinets and shelving, ample tiled worktop space with integrated twin ovens, coffee machine, microwave oven and inset 1.5 bowl sinks with retractable waste bin holder. A large central island with integrated 5 burner gas hob with fan above making a nice feature. Wine cooler and storage facility. Tiled floor. Large open area for family living.



#### Lobby

With pedestrian door leading to garage

#### Cloakroom

Modern suite comprising low level W.C. Vanity unit & wash hand basin. Tiled floor and walls. Door leading wall mounted Vaillant gas boiler that fires domestic hot water and central heating system.

#### Laundry Room

Boasting a good selection of wall and base units. Tiled floor and wall. Plumbing for washing machine.

#### First Floor Landing 28'3" x 10'10"

A very attractive Gallery landing. Two windows to front. Oak flooring. Doors off leading to four bedrooms & family bathroom W.C. Stairwell rising to second floor.

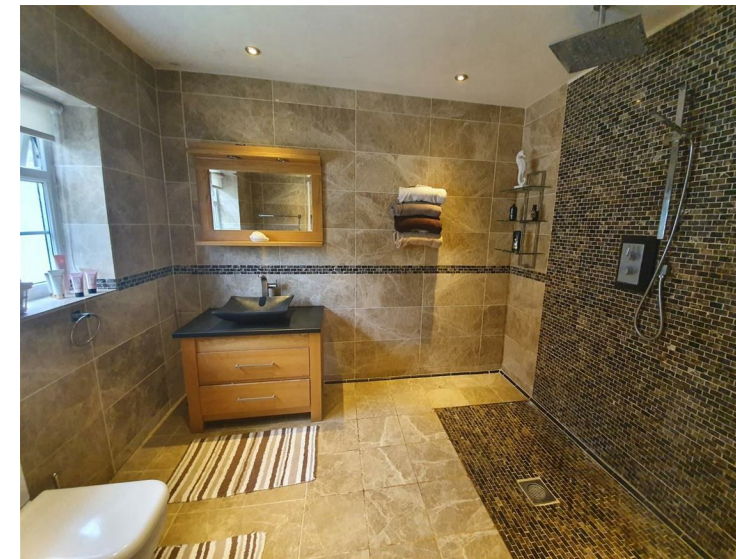
#### Master Bedroom 20'7" x 17'8"

Superb sized bedroom with large walk in closet and separate wet room. The bedroom boasts French style glazed doors and Juliette balcony offering splendid views over rear garden. Fitted wardrobes



#### En-Suite 1

Spacious with quality suite comprising of low level W.C. Stone basin and matching top. Walk in shower area with shower head over. Attractive tiling to floor and walls.



#### Bedroom Two 20'7" x 13'10"

Excellent sized bedroom with window to front. Door leading into;

#### En-Suite 2

Low level W.C. Wash hand basin with cabinets below. Walk in shower area with shower head over. Tiled floor and walls

#### Bedroom Three 15'10" x 15'1"

Again another most spacious bedroom with window to front. Feature archway storage area and access to:



#### En-Suite 3

Low level W.C. Wash hand basin with cabinets below. Walk in shower area with shower head over. Attractive tiled floor and walls

#### Bedroom Four 15'9" x 15'0"

Large bedroom area with French style glazed doors and Juliette balcony overlooking rear garden. Arched recess area with storage. Door leading into:

#### En-Suite 4

With low level W.C. Wash hand basin and cabinets below. Walk in shower area with shower head over. Attractive tiled floor and walls

#### Family Bathroom 11'8" x 10'9"

A light and spacious bathroom with modern suite comprising of low level W.C. Porcelain wash hand basin on Granite top with hardwood unit below. Large bath tub. Quality tiled floor and splash backs where necessary. Window.





### Second Floor Landing

Central landing with doors leading off to 3 further bedrooms and large store room.

### Bedroom Five 24'4" x 10'2"

A larger than average bedroom with two Veluxe windows to roof.

### Bedroom 6 24'3" x 15'0"

At present this very large room is used as an 'Entertainment' room. Two Veluxe windows to roof.

### Bedroom 7 12'0" x 10'11"

Again being a large bedroom with low level W.C. & Wash hand basin with cabinet below. Could be used as dressing room, nursery etc..

### Front Garden

A large area offering ample off road parking by way of tarmacadam forecourt accessed via in and out electronic operated wrought iron gates. Brickwalling and decorative wrought iron work. Pedestrian gate to side.

### Garage 20'0" x 9'8"

Integral single sized garage with electronic operated up & over door. Power & light. Pedestrian doorreturning into house.

### Rear Garden

A mature rear garden featuring a large flat stone based patio and entertaining area with drinks bar & BBQ area with tiled cover. Gates lead onto a very large mature well tended lawn complimented by mature flowered and shrubs to borders. Water tap.



### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

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### PROPERTY MISDESCRIPTIONS ACT 1991:

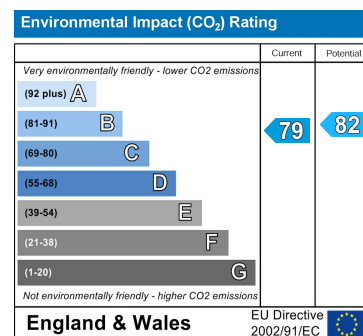
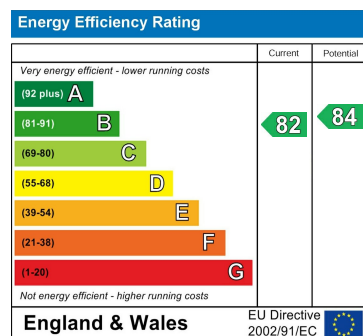
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

### TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

### VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



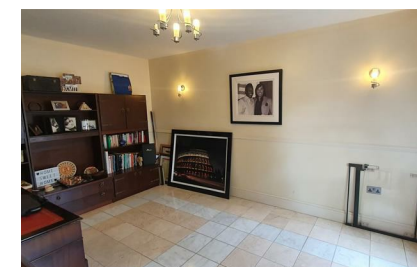
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## 44 Hollybush Road, Cyncoed, Cardiff, CF23 6TA



A Very Attractive Individually Designed Seven Bedroom Detached Residence Built In 2010 Situated At This Most Sought After Of Areas. The Property Is Situated Within a Half Acre To Include A Large In And Out Front Forecourt And Large Garden To Rear. Excellent Sized Family Accommodation Over Three Floors By Way Of A 20' Reception Hall, 20'Lounge, Large Study/Sitting Room, Bespoke 37' Fitted Walnut Kitchen Breakfast Room With Integrated Appliances, Cloakroom W.C. Laundry Room, Four Large Double Bedrooms To First Floor All With En Suite Wet Rooms, Large Family Bathroom W.C. Three Further Bedrooms To Second Floor. Gas Central Heating & Underfloor Heating To Ground Floor. Large Patio Area Overlooking Rear Garden. Large Garage With Remote Control Electronic Door. Catchment Area For Cardiff High School. Too Many Features To Mention Therefore Internal Viewing Is A Must.

£1,325,000 Freehold

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