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CARDIFF

VALE

CAERPHILLY

BRISTOL



Hollybush Road

CYNCOED



A rare opportunity to purchase this beautiful detached family home in one of the most sought after roads in Cardiff.

Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director

ross@jeffreycross.co.uk



I purchased this beautiful, detached family home, initially drawn to its kerb appeal and impressive period features. I was also keen to live on one of Cardiff's most prestigious and well-known roads and within the Cardiff High School catchment area.

Comments by the Homeowner

Hollybush Road

Total Area: 147.6 m² ... 1589 ft²

All measurements are approximate and for display purposes only





Hollybush Road

Cyncoed, Cardiff, CF23 6SX

Offers Over

£750,000



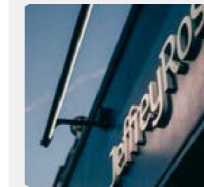
4 Bedroom(s)



1 Bathroom(s)



1589.00 sq ft



Contact our
Penylan Branch

02920 499680

*** Offers Over £750,000 *** – Stunning 4-Bedroom, Detached Home in a Highly Desirable Cardiff Location

This impressive four-bedroom, detached home offers an exceptional opportunity for families seeking generous space, character, and practicality. Recently redecorated throughout, the property boasts a striking exterior and is presented to a high standard.

Situated in a highly desirable area within the Cardiff High School catchment, it is ideally suited to family living. Key features include a generous wrap-around garden and a driveway providing off-road parking for multiple vehicles. The property further benefits from two W/Cs and a convenient ground floor utility room.

Combining generous living space with a sought-after location, this superb detached home is not to be missed.



Entrance Hall	Bedroom Three 11'10 x 13'6 (3.61m x 4.11m)
Lounge 12'2 x 13'6 (3.71m x 4.11m)	Bedroom Four 11'10 x 8'1 (3.61m x 2.46m)
Sitting Room 11'10 x 15'1 (3.61m x 4.60m)	Walk in wardrobe
Kitchen / Dining Room 15'5 x 11'0 (4.70m x 3.35m)	Shower Room
Utility Room	Tenure Freehold - This is to be confirmed with your legal representative.
Coal Store	Council Tax Band H
W.C	School Catchment Area Lakeside Primary School Cardiff High School
Second W.C	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Landing	*Subject to availability *
Bedroom One 12'2 x 11'9 (3.71m x 3.58m)	
Bedroom Two 12'2 x 11'0 (3.71m x 3.35m)	









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

