

Hogg & Hogg
Estate Agents

Hollybush Rise , Cardiff, CF23 6TG

Cardiff

£430,000







Situated in one of Cardiff's most sought-after residential locations, within the highly regarded catchment areas for Rhydypenau Primary School and Cardiff High School, this generously proportioned semi-detached home presents an exciting opportunity for buyers looking to create their ideal family home.

Requiring modernisation throughout, the property offers fantastic scope to update, extend or reconfigure (subject to the necessary consents), allowing purchasers to tailor the accommodation to their own taste and requirements.

Arranged over two levels and extending to almost 1,500 sq ft, the property provides exceptionally versatile accommodation. A welcoming entrance hall leads to a spacious 16'11" lounge, filled with natural light and opening into a separate dining room, creating an excellent space for family living and entertaining. The fitted kitchen, study/fourth bedroom and convenient ground floor shower room further enhance the flexibility of the layout.

The lower ground floor offers three bedrooms, a family bathroom and, perhaps most excitingly, a substantial basement/storage area. This valuable additional space provides enormous potential for conversion into a home office, gym, cinema room, hobbies room or additional accommodation, subject to any necessary consents.

Outside, the property benefits from driveway parking beneath a car port and an enclosed rear garden, providing a wonderful blank canvas for landscaping and outdoor entertaining.

Homes offering this level of potential in Cyncoed are becoming increasingly difficult to find. Combining generous proportions, flexible accommodation and an outstanding location close to excellent schools, local amenities and transport links, this represents a rare opportunity to create a truly exceptional family home.

Offering almost 1,500 sq ft of accommodation and outstanding potential, this spacious semi-detached home occupies a sought-after Cyncoed location within the catchment areas for Rhydypenau Primary School and Cardiff High School. Although requiring modernisation throughout, the property provides a fantastic opportunity for buyers to create a superb family home tailored to their own style. The flexible accommodation includes a generous lounge, separate dining room, kitchen, study/fourth bedroom, ground floor shower room, three bedrooms, family bathroom and a substantial basement offering excellent potential for a variety of uses, subject to any necessary consents. Further benefits include driveway parking, car port, enclosed rear garden and excellent access to local amenities, schools, transport links and Cardiff city centre.

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

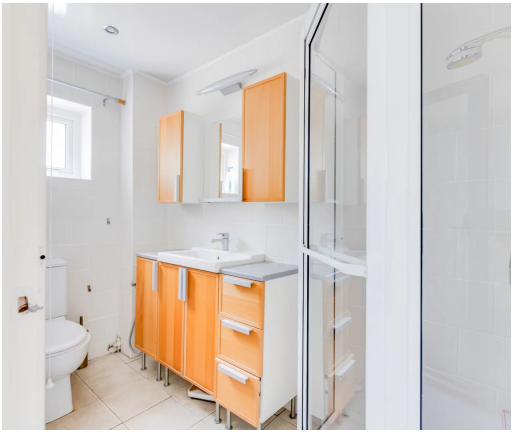
Receptions: 2

- Spacious semi-detached family home
- Approx. 1,495 sq ft of accommodation
- Fantastic opportunity to modernise
- Three bedrooms plus study/Bedroom 4
- Generous lounge & separate dining room
- Large basement with excellent potential
- Ground floor shower room & family bathroom
- Driveway, car port & enclosed rear garden
- Rhydypenau Primary & Cardiff High catchment
- No onward chain

















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