



Three Arches Avenue, Cyncoed, Cardiff, CF14 0NU

Cardiff

£435,000



This beautifully presented traditional semi-detached home offers an excellent balance of character, comfort, and future potential. Perfectly situated within the catchment for the highly regarded CARDIFF HIGH SCHOOL and Rhydyppennau Primary School, it also benefits from superb transport links, nearby green spaces, and a generous plot with scope for extension (subject to the usual planning permissions). The accommodation is tastefully maintained throughout. On the ground floor, a welcoming hallway leads to a stunning front lounge – currently carpeted but with original herringbone wood block flooring beneath, as found across much of the ground floor. A separate dining room open plan to a fitted kitchen, and utility area and cloakroom/w.c complete the downstairs layout, offering both practicality and charm. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making this a wonderful family home. Externally, the property boasts a particularly generous rear garden with Garage, stretching back to woodland which provides a tranquil backdrop and complete privacy – an exceptional feature in this location. The home has also benefitted from significant upgrades in recent years, including a full rewire, replumbing, and a new boiler installation, ensuring peace of mind for prospective buyers.

Perfectly placed for local amenities and transport links, the property is within easy reach of Heath High & Low train stations, providing quick access into Cardiff City Centre. Roath Park, Heath Park, Rhydyppennau Park, and the beautifully restored Llanishen Reservoir are all close by, offering an abundance of outdoor leisure opportunities.



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Tenure: Freehold

Council Tax Band: F

Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

- Catchment Schools: Cardiff High & Rhydyppennau Primary
- Semi Detached Freehold Property
- Three Bedrooms
- Lounge
- Open plan kitchen/dining
- Utility Room
- Cloakroom
- Family Bathroom





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