



Hogg & Hogg

Estate Agents

Ffordd Cwellyn, Cyncoed, Cardiff, CF23 5NB

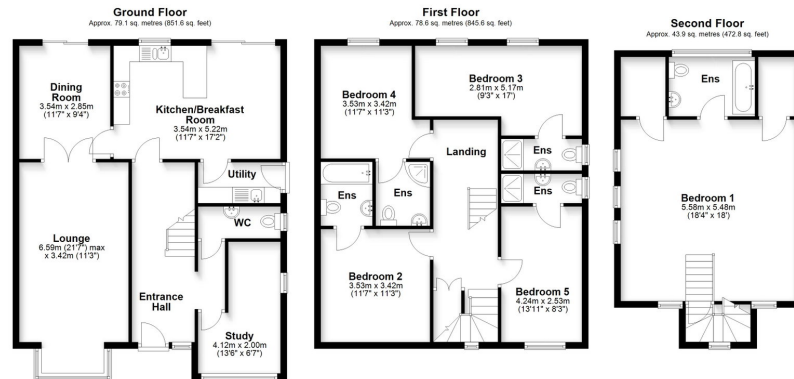
£710,000

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An impressive and well presented five double bedroom detached executive family home, offering exceptionally spacious and versatile accommodation arranged over three floors. Finished to a high specification throughout, the property combines contemporary design with practical family living, creating a stylish and welcoming home. From the moment you enter, the property offers a bright and inviting feel with a spacious entrance hallway featuring attractive Amtico flooring and a striking glass balustrade staircase. The ground floor provides superb living and entertaining space, including a generous lounge filled with natural light from its bay window and additional side aspect. Glazed folding doors open into a formal dining room which enjoys direct access onto the rear garden, creating a wonderful space for both everyday living and hosting. The kitchen/breakfast room forms the heart of the home and is beautifully fitted with a comprehensive range of quality units and integrated appliances, complemented by ample worktop space and a breakfast seating area. Patio doors open directly onto the garden, allowing for seamless indoor and outdoor living. A separate utility room provides additional storage and appliance space, while a versatile study, created from the converted garage, offers an ideal home office, playroom or additional reception space. The ground floor also benefits from a convenient cloakroom. To the first floor, the property offers four generously sized double bedrooms, each benefitting from its own en-suite facilities, providing excellent flexibility for family living or visiting guests. Occupying the entire second floor is an outstanding principal bedroom suite, flooded with natural light from multiple skylights and enjoying far-reaching views across Cardiff and towards the surrounding countryside. This impressive space also benefits from built-in storage and a private en-suite bathroom, creating a luxurious retreat. Externally, the property continues to impress. To the front, a double-width driveway provides off-road parking, complemented by an open lawn with established planting. The rear garden has been beautifully landscaped to create a private and relaxing outdoor environment, featuring a generous patio area ideal for entertaining, steps leading to a well-maintained lawn, and attractive planted borders providing colour and interest throughout the seasons. The property is understood to fall within the catchment area for Cardiff High School and is located approximately 0.5 miles away as the crow flies.





Total area: approx. 201.6 sq. metres (2170.0 sq. feet)

- Executive Style Detached Family Home
- Five Bedrooms
- Spacious Lounge
- Study
- Kitchen/Breakfast Room
- Cardiff High Catchment
- Five En-Suites
- Dining Room
- Ground Floor Cloakroom
- Utility Room



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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