



**Gwernrhuddi Road, Cyncoed Cardiff CF23 6PS**

welcome to

## Gwernrhuddi Road, Cyncoed Cardiff

A charming bay-fronted semi-detached home in sought-after Cyncoed - just a short stroll to Cyncoed Village shops and local bus routes. Families will love the convenience, along with catchment for Rhydypenau Primary and the highly regarded Cardiff High School.  
Internal viewing highly recommended!

### Ground Floor

#### Entrance

Via a double glazed front door into:

#### Porch

Double glazed construction with secondary door into:

#### Hallway

Stairs rising to first floor, radiator, laminate flooring and access to:

#### Lounge

24' 10" Max x 11' 4" Max ( 7.57m Max x 3.45m Max )  
Double glazed bay window to front aspect, dado rail, gas fireplace and double glazed aluminium sliding doors providing access to rear garden.

#### Reception Room Two

13' 6" x 8' 8" ( 4.11m x 2.64m )  
Double glazed window to front aspect, radiator, dado rail and laminate flooring.

#### Reception Room Three

8' 2" x 7' 8" ( 2.49m x 2.34m )  
Double glazed window to rear aspect, radiator, spotlights, tiled flooring, built in under stairs cupboard and access to:

#### Kitchen Area/ Dining Area

19' 11" x 8' 6" ( 6.07m x 2.59m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, oven and grill and dishwasher, cooker hood, tiled flooring, spotlights, double glazed window to side aspect and access to:

#### Utility Area

8' 11" Max x 7' 10" Max ( 2.72m Max x 2.39m Max )  
Double glazed door providing access to rear garden, lvt flooring, built in cupboard, wall mounted combi boiler and access to:

#### Utility Room/ Laundry Room

5' 4" x 5' 4" ( 1.63m x 1.63m )  
Double glazed window to rear aspect, lvt flooring, wall mounted basin, spaces for washing machine and tumble dryer.

#### Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin, lvt flooring and double glazed window to rear aspect.

#### First Floor

#### Landing

Loft hatch and doors providing access to:

#### Bedroom One

17' 11" x 8' 6" ( 5.46m x 2.59m )  
Double glazed window to front aspect, radiator, spotlights and built in walk in wardrobe.

#### En-Suite

Fitted with a two piece suite comprising WC and wash hand basin inset to vanity unit, tiled flooring, partially tiled walls, heated towel rail, spotlights and double glazed window to side aspect.

#### Bedroom Two

12' 1" x 9' 6" ( 3.68m x 2.90m )  
Double glazed window to front aspect, radiator and fitted wardrobe with mirrored sliding doors.

#### Bedroom Three

11' 3" x 10' 9" ( 3.43m x 3.28m )  
Double glazed window to rear aspect and radiator.

#### Bedroom Four

7' 9" x 7' 3" ( 2.36m x 2.21m )  
Double glazed window to front aspect and radiator.

#### Shower Room

Fitted with a three piece suite comprising walk in shower, WC, wash hand basin inset to vanity unit, heated towel rail, tiled flooring and double glazed window to rear aspect.

#### Outside

#### Front Garden

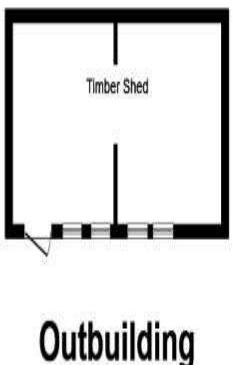
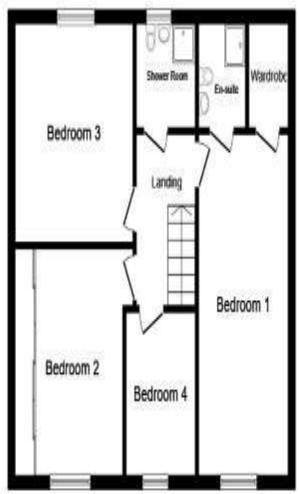
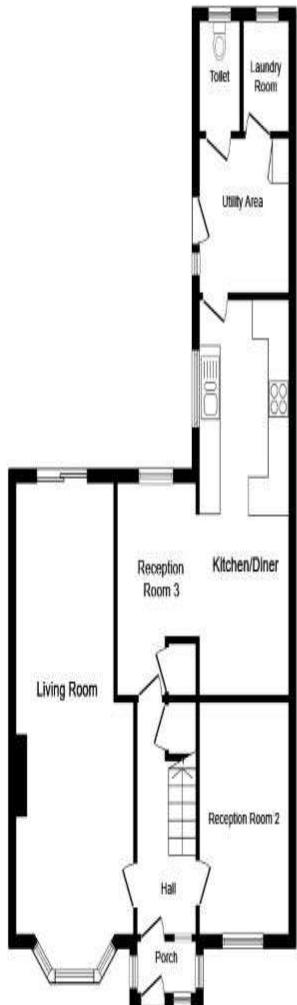
Stone chipped area and paved double driveway providing off street parking.

#### Rear Garden

Enclosed tiered garden with patio area on the lower level, steps rising up to artificial lawn area and paved area and decking area to the upper level with access to a timber outbuilding, which is to remain.

#### Timber Outbuilding

With power.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Gwernrhuiddi Road, Cyncoed Cardiff

- Charming traditional bay-fronted semi-detached home
- Prime location in sought-after Cyncoed
- Short stroll to Cyncoed Village shops and local bus routes
- Within catchment for Rhydypenau Primary and Cardiff High School
- Three reception rooms offering flexible family living
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- Spacious kitchen/diner plus utility spaces and downstairs WC
- Four Bedrooms including Master with en-suite

Tenure: Freehold EPC Rating: C

Council Tax Band: F



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