

Rhydypenau Road

CYNCOED

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CARDIFF VALE CAERPHILLY BRISTOL



A great location with loads of potential with planning approved

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

Ramzy@jeffreyross.co.uk

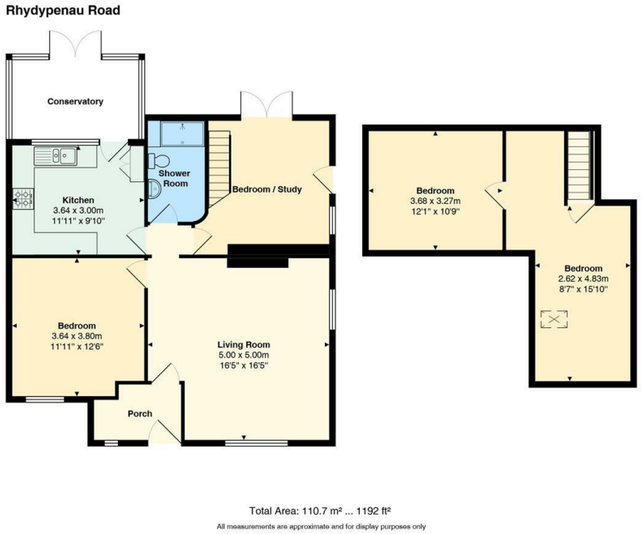




We have planning for a large ext and dormer, which would make it a super family home in one of the best areas.

Comments by the Homeowner

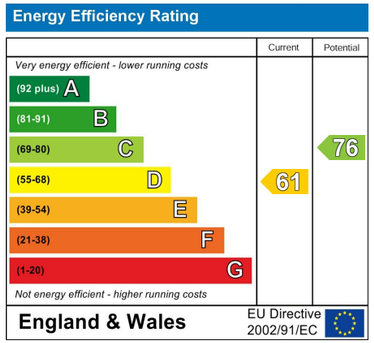




Total Area: 110.7 m² ... 1192 ft²

All measurements are approximate and for display purposes only





Lounge

Kitchen

Conservatory

Bedroom / rec room

Shower room

Upstairs bedroom

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

Band F

School catchment

Rhydypenau Primary School (year 2026)
Cardiff High School (year 2026)

Ysgol Y Berllan Deg (year 2026)

Ysgol Gyfun Gymraeg Bro Edern (year 2026)

* Subject to availability & changes

Planning Permission

Approved planning for - GROUND FLOOR REAR EXTENSION, FIRST FLOOR REAR EXTENSION, HIP-TO-GABLE SIDE ROOF EXTENSIONS, DORMER WINDOWS TO FRONT AND REAR, JULIET BALCONYTO REAR. ALTERATIONS TO GARAGE TO FORM GUEST ROOM. TAKE DOWN FRONT BOUNDARY WALL





Rhydypenau Road

Cyncoed, Cardiff, CF23 6PX

Guide Price

£420,000

4 Bedroom(s) 1 Bathroom(s) 1001.00 sq ft



Contact our
Penylan Branch
02920 499680

* NO CHAIN, LOTS OF POTENTIAL, LARGE GARDEN & PLANNING PERMISSION GRANTED *

GUIDE PRICE £400,000 - £425,000
We are pleased to offer for sale this great opportunity to buy a property in a super location with lots of potential and space. Set on a good size plot, and within highly desirable school catchment such as Rhydypenau primary & Cardiff high, making this great for families. Offering a large lounge, kitchen, bedroom/ rec room, shower room, conservatory and two rooms upstairs. The outside offers a good size front garden with parking, and the rear garden has lots of space.

PLANNING PERMISSION FOR GROUND FLOOR REAR EXTENSION, FIRST FLOOR REAR EXTENSION, HIP-TO-GABLE SIDE ROOF EXTENSIONS, DORMER WINDOWS TO FRONT AND REAR, JULIET BALCONYTO REAR. ALTERATIONS TO GARAGE TO FORM GUEST ROOM. TAKE DOWN FRONT BOUNDARY WALL

