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26 Cefn Coed Gardens, Cyncoed, Cardiff, CF23 6AX.

£650,000



A well designed four double bedroom detached double fronted family home, built in 1976, with cavity elevations finished in smooth white render, inset with white PVC double glazed replacement windows, all beneath a tiled roof covering.

This versatile house provides 1690 square feet and occupies a delightful position fronting a quiet and select private residential close, away from busy passing traffic, yet well placed within walking distance to both Cardiff High School and Lakeside Primary School, as well as the Scenic Roath Park Lake with its legendary Light House and the Botanical gardens. Also with walking distance are two railway stations, Heath High Level and Heath Low Level, both connecting with Queen Street and Cardiff Central, enabling fast travel to the City Centre. This impressive house also includes gas heating with a modern Worcester Boiler, a stylish new ground floor shower room, a fitted kitchen and a modern white family bathroom suite.

The generous and deceptively spacious living space also includes a large lounge (24'2 x 12'0), with a wide PVC double glazed bay with French door, whilst a separate dining room leads to a modest conservatory. Outside a private block paved entrance drive leads to a large under cover carport (20'0 x 10'0), and a further garage (19'0 x 8'8).

The mature rear gardens are chiefly laid to lawn, enclosed and private, and the first-floor bedrooms enjoy a view of the city with outlooks that continue to distant Hillside. No Chain.

Entrance Hall

Approached via a hardwood panel front entrance door inset with a security eye hole with brass effect letterbox and patterned glass side screen and upper light windows leading to a central hall with carpeted flooring and staircases leading to both lower ground floor, ground floor and first floor.

Ground Floor Shower Room

6' 6" x 6' (1.98m x 1.83m)

Modern contemporary white remodelled suite with part tiled walls and vinyl flooring, comprising ceramic tile shower cubicle with Triton shower unit and clear glass shower doors and screen, shaped pedestal wash hand basin with mixer taps and pop up waste, slimline w.c, patterned glass timber casement window to front, patterned glass timber casement window to side, radiator.

Lounge

24' 2" x 12' (7.37m x 3.66m)

Into a semicircular bay inset with replacement PVC double glazed windows and a single French door opening onto and overlooking the delightful enclosed sizeable rear gardens, brick fire surround with quarry tiled hearth and mantelpiece, two radiators, replacement patterned glass PVC double glazed window to side.

Lower Ground Floor

Double radiator, courtesy door opening onto the carport.





Kitchen

10' x 9' 2" (3.05m x 2.79m)

Fitted along three sides with a comprehensive range of panel fronted floor and eye level units, with laminate work surfaces, incorporating a stainless steel sink with mixer tap and drainer, space for the housing of an electric cooker, space with plumbing for a dishwasher, space for the housing of an upright fridge freezer, part ceramic tiled walls, vinyl flooring, ornamental end shelves, concealed extractor hood, glass fronted eye level display cabinets, clear glass PVC double glazed replacement window with outlooks onto the quiet frontage close.

Dining Room

12' 3" x 10' 10" (3.73m x 3.30m)

Double radiator, coved ceiling, approached from the lower ground floor hall via a multi pane internal door.

Conservatory

11' 5" x 6' 7" (3.48m x 2.01m)

Approached from the dining room via sliding patio doors constructed in PVC with tilt and turn window and French door overlooking and opening onto the rear gardens, polycarbonate roof, internal courtesy door leading to...



First Floor

Landing

Approached via a carpeted staircase with hardwood balustrade, large built in airing cupboard housing factory insulated copper hot water cylinder with electric immersion heater and shelving above. Radiator.

Master Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

With a white PVC double glazed tilt and turn window with outlooks onto the quiet frontage close with views extending across the city and towards distant hillside. Double radiator. Further built in wardrobe measuring additional storage space 2 ft 8 depth x 7 ft width maximum.

Bedroom Two

12' 3" x 11' 2" (3.73m x 3.40m)

Fitted with a range of wardrobes, cabinets, chest of drawers and ornamental end shelves, inset with a white PVC double glazed replacement window with tilt and turn facility with outlooks across the sizeable enclosed and delightful rear gardens. Double radiator.



Bedroom Three

12' 5" x 8' 4" (3.78m x 2.54m)

Inset with a white PVC double glazed tilt and turn window with an outlook across the delightful enclosed rear gardens. Radiator.

Bedroom Four

10' 4" x 9' 8" (3.15m x 2.95m)

A further double sized bedroom inset with a white replacement PVC double glazed tilt and turn window with outlooks onto the quiet frontage close and views extending across the city and towards distant hillside. Radiator.

Family Bathroom

9' 4" x 5' 3" (2.84m x 1.60m)

White suite comprising a panel bath with chrome hand grips, chrome mixer taps, Mira shower unit with rail and curtain over, w.c, shaped pedestal wash hand basin with chrome taps, radiator, replacement PVC double glazed patterned glass window to side, shaver point, walls fully ceramic tiled.

Outside

Front Garden

Laid to lawn inset with a block paved pathway and a crazy paved separate pathway.



Entrance Drive

Block paved private off street vehicular entrance drive leading to both the carport and the garage.

Carport

20' x 10' (6.10m x 3.05m)

With a fully tiled floor undercover carport, internal courtesy door into lower ground floor hall, up and over door opening into the garage. Outside water tap.

Garage

19' x 8' 8" (5.79m x 2.64m)

Approached from the carport via an up and over door, modern wall mounted Worcester gas central heating boiler, space with plumbing for a washing machine, space for the housing of a tumble dryer, replacement PVC double glazed window with a rear garden outlook, electric power and light.

Rear Garden

A good sized rear garden, mature and chiefly laid to lawn beyond a raised sun terrace approached from the lounge, the garden has shaped borders of shrubs and plants and enjoys considerable privacy and security by means of timber fencing and laurel hedgerow, garden trees. One tree within the garden has a TPO on it.

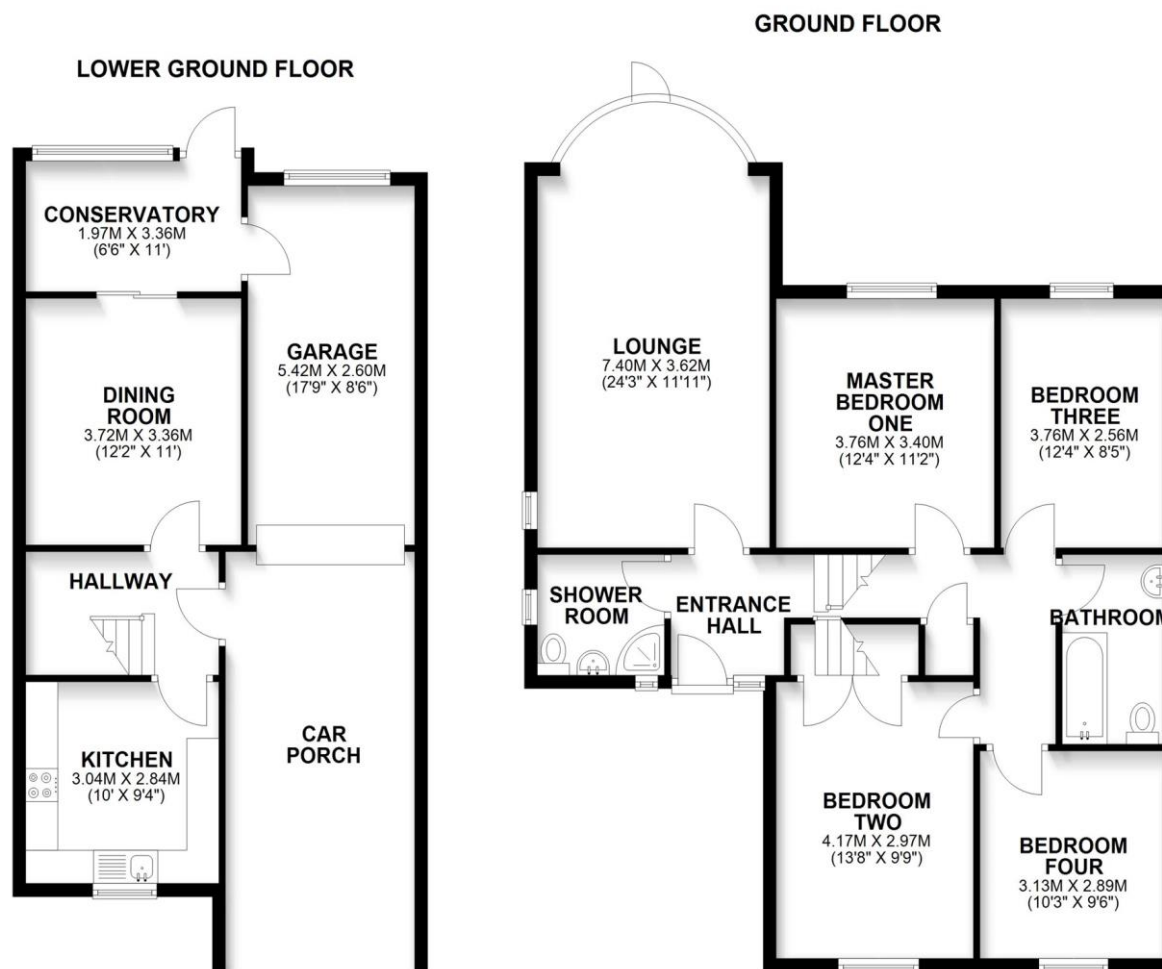






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