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5a Cyncoed Place, Cyncoed, Cardiff, CF23 6SG.

Offers over £850,000



A unique and deceptively spacious detached double fronted four double bedroom family home, built in 2007, and providing 2065 square feet. This very spacious property occupies a delightful position fronting Cyncoed Place, a quiet close, well away from busy passing traffic, yet only a short walk from Cyncoed Village.

With well designed living space along three floors, this impressive home benefits gas heating with panel radiators, PVC double glazed windows, an open plan kitchen and dining room (27' 1" x 11' 7"), a Front Sitting Room (13' 7" x 11' 10"0), a Family Room (11' 9" x 11' 5"), a utility room and an integral garage with an internal courtesy door opening into the entrance hall.

The first floor comprises three large bedrooms, a large modern family bathroom and a sun balcony which overlooks the good-sized rear gardens. The bedrooms are superb in size with bedroom one being (16' 10" x 13' 3"), and bedroom two (19' 2" x 11' 7" narrowing to 9' 7"). The second floor comprises a master bedroom (18' x 13' 9" max), with an ensuite shower room, an ensuite study and an ensuite walk-in wardrobe. Gardens are level and laid to lawn beyond a sun terrace, and a front private entrance drive provides ample off-road parking. A very well designed detached modern house in a well-established and highly favoured location. Must be seen!

### **Entrance Porch**

Approached via a panelled front entrance door with stylish chrome furniture, opening into a porchway with a tiled floor, a radiator and coved ceiling.

### **Entrance Hall**

Approached via a glass panelled entrance door, engineered oak flooring, radiator, coved ceiling, internal courtesy door to garage, staircase to first floor, second radiator, white panel traditional doors to both the front dining room and the kitchen, breakfast room and family room.

### **Downstairs Cloakroom**

White suite comprising W.C., wash hand basin with tiled splashback, ceramic tiled floor, radiator, air ventilator.

### **Front Sitting Room**

13' 7" x 11' 10" (4.14m x 3.61m) Approached via a white traditional style panel door from the entrance hall, engineered oak flooring, coved ceiling, radiator, white PVC double glazed window with outlooks on to the quiet frontage close.

### **Open Plan Kitchen/Dining Room**

27' 1" x 11' 7" (8.26m x 3.53m) Independently approached from the entrance hall via a white traditional style panel door, fitted along two sides with a range of panel fronted floor and eye level units with granite worktops, incorporating a glass sink with mixer taps, vegetable cleaner and drainer, integrated four ring Necht gas hob beneath a canopy style extractor hood, walls part ceramic tiled, integrated Neff fan assisted electric oven, stylish chrome power points and light switches, integrated Necht dishwasher, integrated wine rack, ceramic tiled flooring, PVC double glazed window with a rear garden outlook, coved ceiling. Dining area with ample space for either a dining table and chairs or as it is currently utilised as a sofa suite. Radiator, space for the housing of an upright fridge freezer.





### Utility Room

5' 3" x 5' 3" (1.60m x 1.60m) Laminate worktops incorporating a stainless-steel sink with vegetable cleaner and mixer taps, part ceramic tiled walls, ceramic tiled floor, plumbing for a dishwasher. Space with plumbing for the housing of a washing machine.

### Family Room

11' 9" x 11' 5" (3.58m x 3.48m) Open plan from the kitchen/dining room, matching ceramic tiled floor, radiator, large PVC double glazed window with a pleasing rear garden outlook, oversized PVC double glazed French doors with side screen windows opening on to a paved sun terrace accessing the rear garden.

### First Floor Landing

Approached via a carpeted returning staircase with pine handrail and half landing and moulded skirting boards leading to a main first floor landing with a built-in airing cupboard housing an unvented Gledhill Stainless Lite hot water cylinder.

### Bedroom One

16' 10" x 13' 3" (5.13m x 4.04m) Inset with a PVC double glazed window with outlooks on to the quiet frontage close, radiator, a super-size bedroom.



### Bedroom Two

19' 2" x 11' 7" narrowing to 9' 7" (5.84m x 3.53m narrowing to 2.92m) A further super-size bedroom, equipped with a radiator and double-glazed patio doors that open on to....

### Sun Balcony

A sizeable sun balcony with decked flooring and decorative wrought iron railings enjoying elevated outlooks across the rear gardens and over the surrounding area with views to distant hillside.

### Bedroom Three

13' 7" x 12' (4.14m x 3.66m) Independently approached from the landing via a white traditional style panel door leading to a further large bedroom with radiator and PVC double glazed window with outlooks on to the quiet frontage close.

### Family Bathroom

9' 6" x 7' 8" plus an entrance recess ( 2.90m x 2.34m plus an entrance recess ) Modern white suite with walls largely ceramic tiled and ceramic tiled floor comprising panel bath with chrome mixer taps, pedestal wash hand basin with chrome taps and pop-up waste, slim line W.C., separate corner shaped shower cubicle with shower fitment in chrome including waterfall fitment and separate hand fitment, ceiling with spotlights, air ventilator, radiator, PVC double glazed obscure glass window to rear.



### Second Floor Landing

Approached via a returning spindle balustrade staircase with half landing and main landing, PVC double glazed obscure glass window to side.

### Master Bedroom Four

18' x 13' 9" maximum (5.49m x 4.19m maximum) A master bedroom inset with a square bay with white PVC double glazed windows with elevated outlooks across the rear gardens over the surrounding area and on to distant hillside. Radiator.

### Ensuite Shower Room

Modern white suite with ceramic tiled floor and walls, comprising double size shower with chrome fitments including waterfall fitment, separate hand fitment, and a clear glass shower door and panel, shaped pedestal wash hand basin with chrome taps and pop-up waste, slim line W.C., radiator, patterned glass PVC double glazed window to side.

### Built-In Wardrobe

5' 2" x 3' 8" (1.57m x 1.12m) Approached independently from bedroom four via a white panel door, equipped with a radiator and a patterned glass PVC double glazed window to side. Possible use a small study if necessary.



### Walk-In Wardrobe

9' 1" x 4' 5" (2.77m x 1.35m) Independently approached from the master bedroom four via a white traditional style panel door, equipped with ceiling light and radiator.

### Outside Front Entrance Drive

Private off street vehicular entrance drive block paved and providing parking for two vehicles approached via a dropped kerb.

### Front Garden

Level and shrub filled behind a brick built front boundary wall enclosed to the side by laurel hedgerow.

### Garage

16' 2" x 8' 2" (4.93m x 2.49m) Approached via a fob operated roller entrance door, the garage is equipped with electric power and light and to the rear houses a wall mounted Vaillant gas central heating boiler.

### Rear Garden

Chiefly laid to lawn beyond a paved sun terrace, level and enclosed by timber fencing, edged with borders of shrubs and plants.

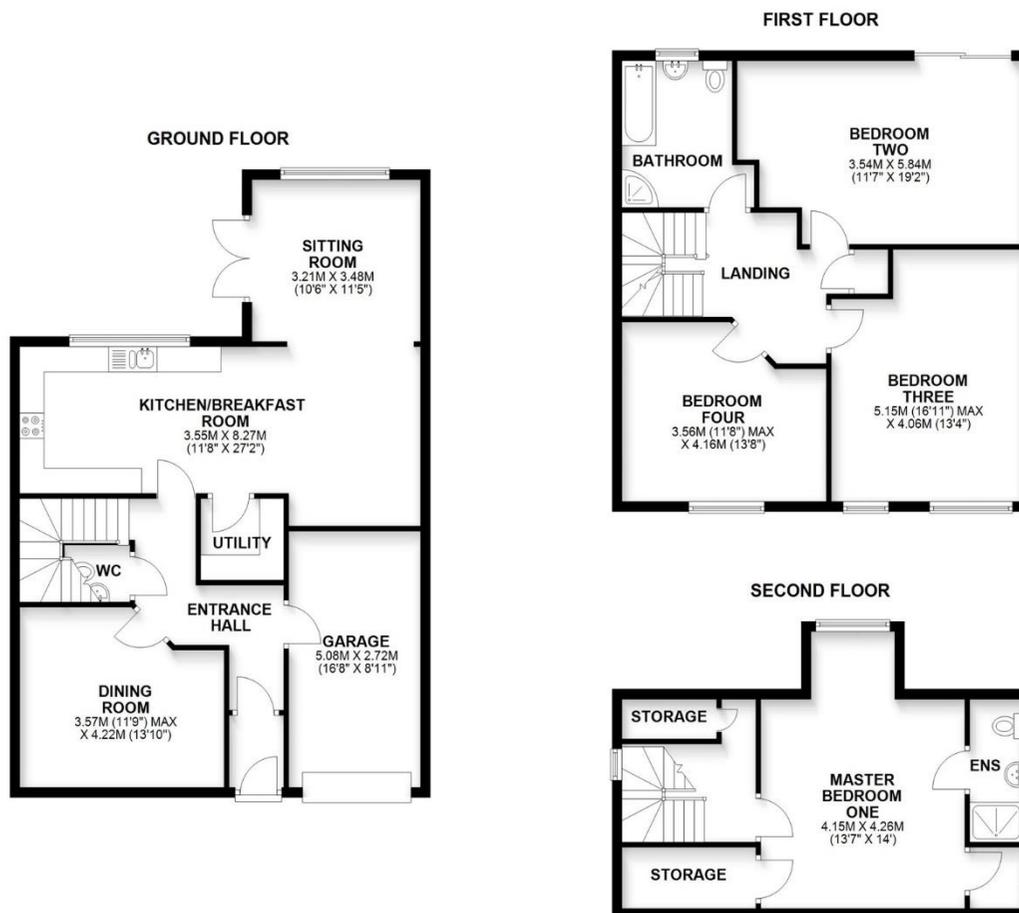






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