



48 Blackoak Road  
Cyncoed, Cardiff CF23 6QU  
Price Guide £395,000

HARRIS & BIRT



A traditional light and airy three bedroom semi detached property in a quiet cul de sac in the ever popular village of Cyncoed. A great location with easy access to Llanishen Reservoir, local shops, and cafes. This property is also in the school catchment area for Cardiff High School and Rhydypenau Primary School.

The property comprises of entrance porch, entrance hallway, open plan lounge/diner, kitchen, conservatory, three bedrooms (two with fitted wardrobes) and a family bathroom.

To the front you will find a good sized resin driveway with ample parking leading to a garage and low maintenance landscaped excellent size rear garden.

#### Accommodation

##### Ground Floor

###### **Entrance Porch 6'2" x 3'3" (1.88m x 0.99m)**

Entered via UPVC half glazed door, entrance porch with laminate effect flooring.

###### **Entrance Hall 6'11" x 6'7" (2.11m x 2.01m)**

Entered via sliding French doors from the porch. Understairs cupboard for storage. Tiled flooring. Radiator. Papered walls. Artexed ceiling. Pendant lighting.

###### **Lounge/Dining Room 11'2" x 12'10" x 8'2" x 8'5" (3.40m x 3.91m x 2.49m x 2.57m)**

Entered via half glazed wooden door. Carpeted flooring, UPVC double glazed window to front elevation, Papered walls. Artexed ceiling. Two pendant lights. Electric fire with hearth and wood effect surround. UPVC double glazed window to rear elevation. Radiator.

###### **Kitchen 8'9" x 13'3" (2.67m x 4.04m)**

Entered via half glazed wooden door. Tiled flooring. Fitted kitchen with a range of wall and base units with worksurface and tiled splashbacks and papered above. UPVC double glazed window to side elevation. Combi Boiler to wall. Space for under counter fridge, washing machine and oven. Two and a half stainless steel sinks.

###### **Conservatory 19' x 7'9" (5.79m x 2.36m)**

Carpeted flooring. UPVC double glazed French doors to rear garden

##### First Floor

###### **Landing 3'7" x13'3" (1.09m x4.04m)**

Carpeted flooring. UPVC double glazed window to side and front elevation. Papered walls. Artexed ceiling and attic hatch. Smoke alarm

###### **Bedroom One 11' x 9'2" (3.35m x 2.79m)**

Laminate effect flooring. UPVC double glazed window to front elevation. Mirrored fitted wardrobes. Papered walls. Artexed ceiling. Radiator. Single pendant light. Telephone point.

###### **Bedroom Two 8'11" x 9'3" (2.72m x 2.82m)**

Laminate effect flooring. UPVC double glazed window to rear elevation. Fitted mirrored wardrobes. Papered walls. Artexed ceiling. Radiator. Single pendant light. Telephone point.

###### **Bedroom Three 8'10" x 6'1" (2.69m x 1.85m)**

Laminate effect flooring. Skimmed ceiling. Papered walls. UPVC double glazed window to rear elevation. Radiator.

###### **Bathroom 5'9" x 6'4" (1.75m x 1.93m)**

Vinyl effect flooring, low level wc, wall hung wash hand basin. UPVC double glazed window to side elevation. Two walls have decorative wall panels and two walls are full tiled. Clawfoot bath with electric shower above. Artexed ceiling, Towel radiator.

##### Outside

To front garden you will find a large resin driveway with brick surround and ample parking leading to the front door and a grassed lawn.

To the rear there is a brick built garage which is used purely for storage and a UPVC half glazed side door.

The rear garden is flat mostly paved and decked and is fenced all around with mature trees and shrubs.

##### Services

Mains gas, electricity, water and drainage. There are also outside electric cables.

##### Directions

From our office on Caerphilly Road, head north towards Ty-Wern Rd, turn right onto Maes-Y-Coed Rd, turn left onto Heathwood Rd, then go straight over the next roundabout. At the roundabout, continue straight onto Rhyd-Y-Penau Rd, at that roundabout, take the 1st exit onto Cyncoed Rd, turn left onto Black Oak Rd. Your destination will be on the left.







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FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 599 sq m, FLOOR 2: 423 sq m  
TOTAL: 1022 sq m  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

