

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Fhydypenan Road

CYNCOED



A great location with loads of potential with planning approved

Comments by Mr Ramzy Bancroft

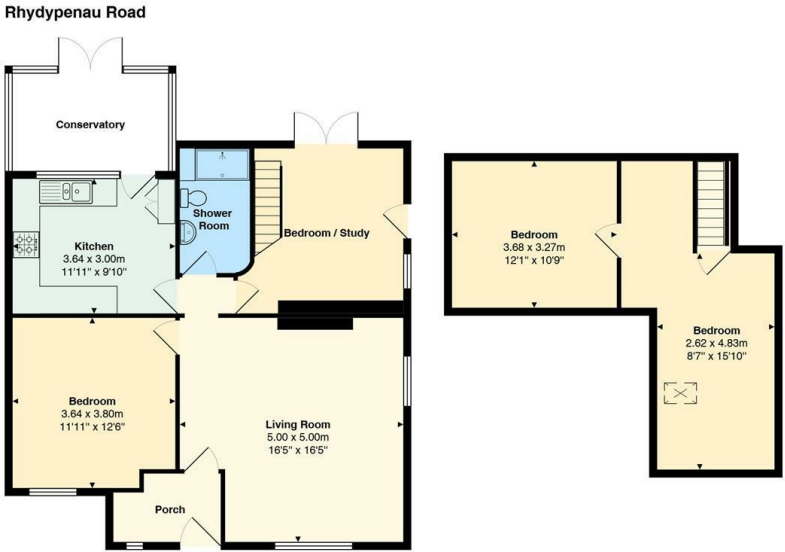


Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



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)

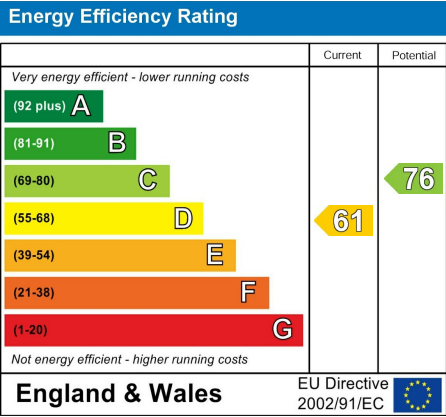
Ysgol Y Berllan Deg (year 2026)

Ysgol Gyfun Gymraeg Bro Ederm (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

£400,000

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



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk