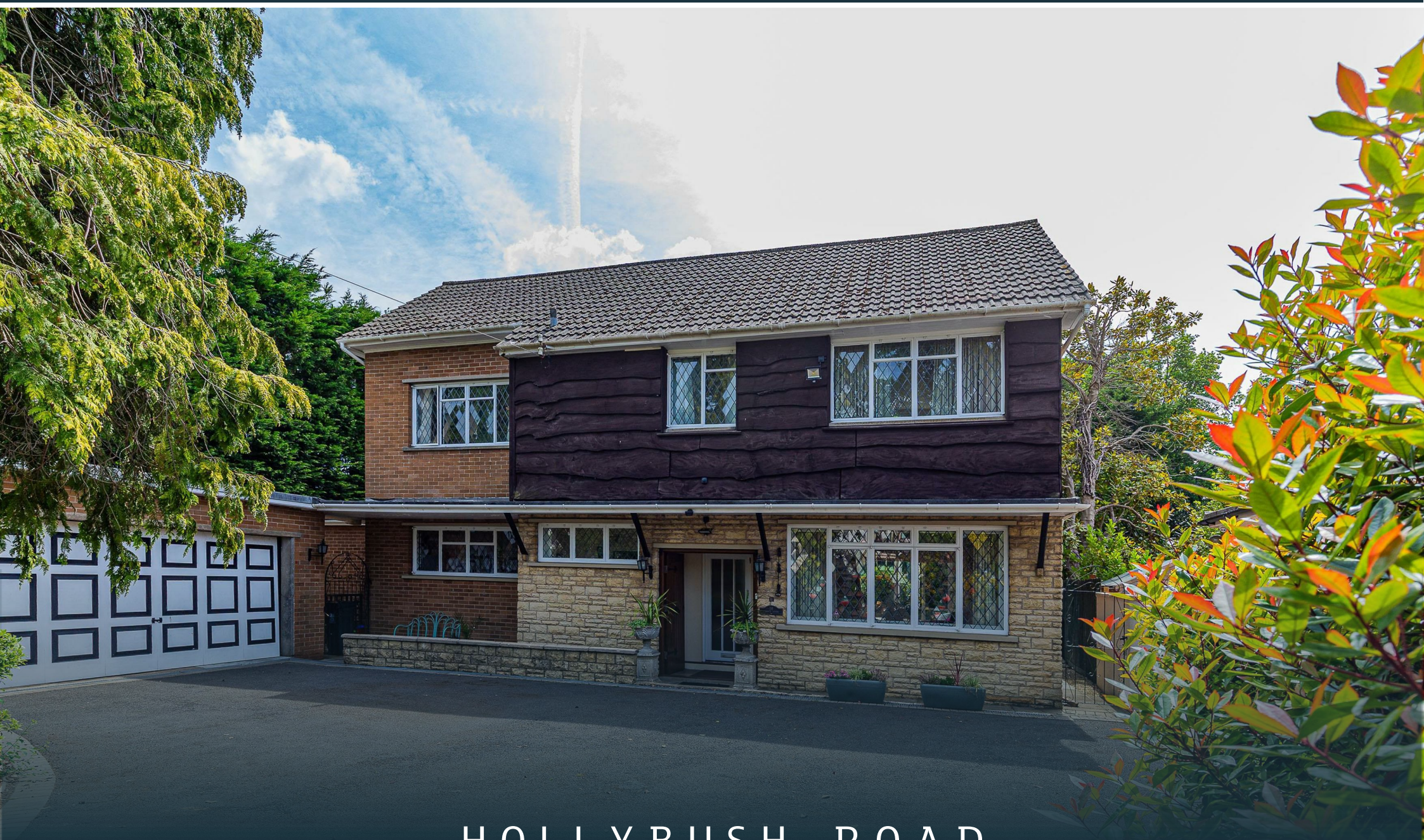


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



HOLLYBUSH ROAD
CYNCOED



French Consulate Cedar High, Hollybush Road, Cyncoed,



All measurements are approximate and for display purposes only



Beautiful Detached Family Home
With Stunning Grounds.

Comments by - Mrs Amanda Trinder



HOLLYBUSH ROAD

CYNCOED, CF23 6TA - OFFERS OVER - £750,000

 4 Bedroom(s)  2 Bathroom(s)  1786.00 sq ft

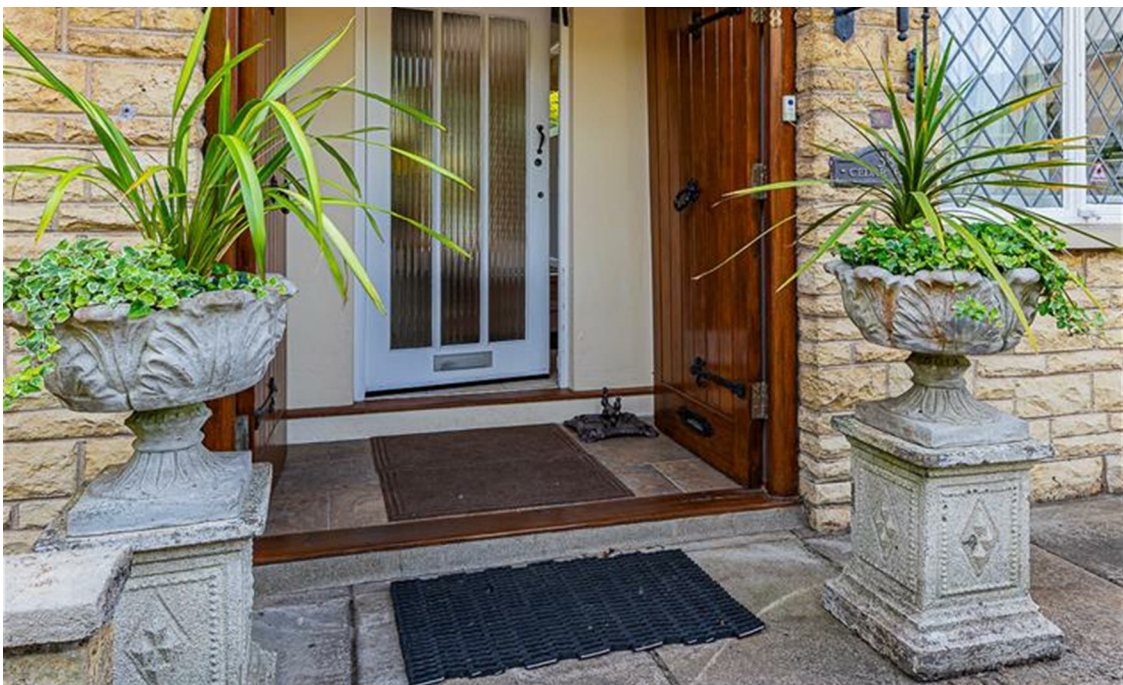
*** FANTASTIC PLOT ***

*** Offers over £750,000 *** Jeffrey Ross are pleased to bring to the market this stunning detached family home set in beautiful grounds in the heart of Cyncoed. The property briefly comprises of entrance porch, ground floor W.C, entrance hall with storage for coats leading to dining room with doors and windows over looking the private, beautifully kept rear garden and costantina doors leading to a formal lounge with bay window and parquet flooring, sitting room, kitchen and separate breakfast room to the ground floor, to the first floor there are four double bedrooms including master bedroom with en-suite and french doors opening onto a balcony over looking rear gardens and family shower room. Outside there are front and rear grounds with mature trees and shrubs, off road parking for multiple cars, a detached double garage as well as a summer house in the rear garden. Situated in the heart of Cycoed and within a short walk to the shops in the village, Llanishen reservoir, as well as Roath Park boating lake. You are also well positioned for local sought after schools such as Cardiff High school, making this an ideal family home.

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreycross.co.uk
Senior valuer





Entrance Hall

Ground Floor W.C
0.91m x 2.19m (2'11" x 7'2")

Lounge
3.64m x 6.97m (11'11" x 22'10")

Dining Room
4.36m x3.64 (14'3" x11'11")

Sitting Room
3.77m x 3.84m (12'4" x 12'7")

Kitchen
2.54m x 3.89m (8'3" x 12'9")

Breakfast Room
2.62m x 3.60m (8'7" x 11'9")

Landing

Bedroom One
3.40m x 6.31m (11'1" x 20'8")

En - Suite
1.98m x 2.78m (6'5" x 9'1")

Bedroom Two
3.26m x 3.94m (10'8" x 12'11")

Bedroom Three

Bedroom Four
2.39m x 3.92m (7'10" x 12'10")

Bathroom
1.64m x 2.00m (5'4" x 6'6")

Tenure
Freehold - To be confirmed by your legal advisor

School Catchment
Rhydyphenau Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to Availability *

Council Tax
Band H

Detached Double Garage

Garden

Summer House

Tenure
Freehold - To Be confirmed by your legal advisor

Council Tax
Band H

School Catchment
Rhydyphenau Primary School (year 2024-25)
Cardiff High School (year 2024-25)

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* Subject to availability *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





