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CARDIFF VALE CAERPHILLY BRISTOL

Farm drive

CYNCOED

Immaculate, extended, three double bedroom family home with close proximity to Roath park boating lake and Cardiff High School.

Comments by Mrs Amanda Trinder

Property Specialist

Mrs Amanda Trinder

Senior valuer

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In the past 12 years we have loved renovating and building a wonderful family home here in Farm Drive. We have made lovely connections with our neighbours and our children have made friendships within the cul-de-sac. We will honestly miss living here, but it is time for a new adventure.

Comments by the Homeowner

Farm Drive

Total Area: 134.9 m² ... 1452 ft²

All measurements are approximate and for display purposes only

Farm drive

Cyncoed, Cardiff, CF23 6HQ

Asking Price

£475,000

3 Bedroom(s) | 1 Bathroom(s) | 1452.00 sq ft

Contact our

Penylan Branch

02920 499680

Nestled in the desirable area of Cyncoed, Cardiff, this beautifully presented terraced house offers a perfect blend of modern living and traditional charm. Spanning an impressive 1,452 square feet, the property boasts an extended kitchen diner that is ideal for both entertaining and family gatherings. The kitchen features bi-fold doors that seamlessly connect the indoor space with the outdoor area, allowing for an abundance of natural light and a delightful view of the garden.

The ground floor also includes a convenient, spacious utility room and a well-appointed W.C., enhancing the practicality of the home. The property comprises three generously sized double bedrooms, providing ample space for family or guests. Each room is designed to offer comfort and tranquillity, making it a perfect retreat after a long day.

In addition to its spacious interiors, this home is situated in a prime location, just a stone's throw away from the picturesque Roath Park boating lake, where you can enjoy leisurely walks and outdoor activities. The property falls within the catchment area for Cardiff High School, making it an excellent choice for families seeking quality education for their children.

For those with vehicles, there is parking available for two cars, adding to the convenience of this lovely home. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. .

Entrance Hall

Lounge 10'10" x 13'9" (3.32m x 4.21m)

Dining Room 10'11 x 8'11 (3.33m x 2.72m)

Kitchen / Day Room 19'9 x 14'3 (6.02m x 4.34m)

Utility Room 10'5" x 10'10" (3.20m x 3.32m)

Ground Floor W.C

Landing

Bedroom One 12'6 x 12'4 (3.81m x 3.76m)

Bedroom Two 9'8 x 12'4 (2.95m x 3.76m)

Bedroom Three 9'6 x 9'8 (2.90m x 2.95m)

Bathroom 9'1 x 5'7 (2.77m x 1.70m)

Garden

Tenure

Freehold- To be confirmed by your legal advisor

Council Tax

Band E

School Catchment

Lakeside Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

*Subject to availability *

OTTOLENGHI SIMPLE

BREAD

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
74
England & Wales
EU Directive 2002/91/EC