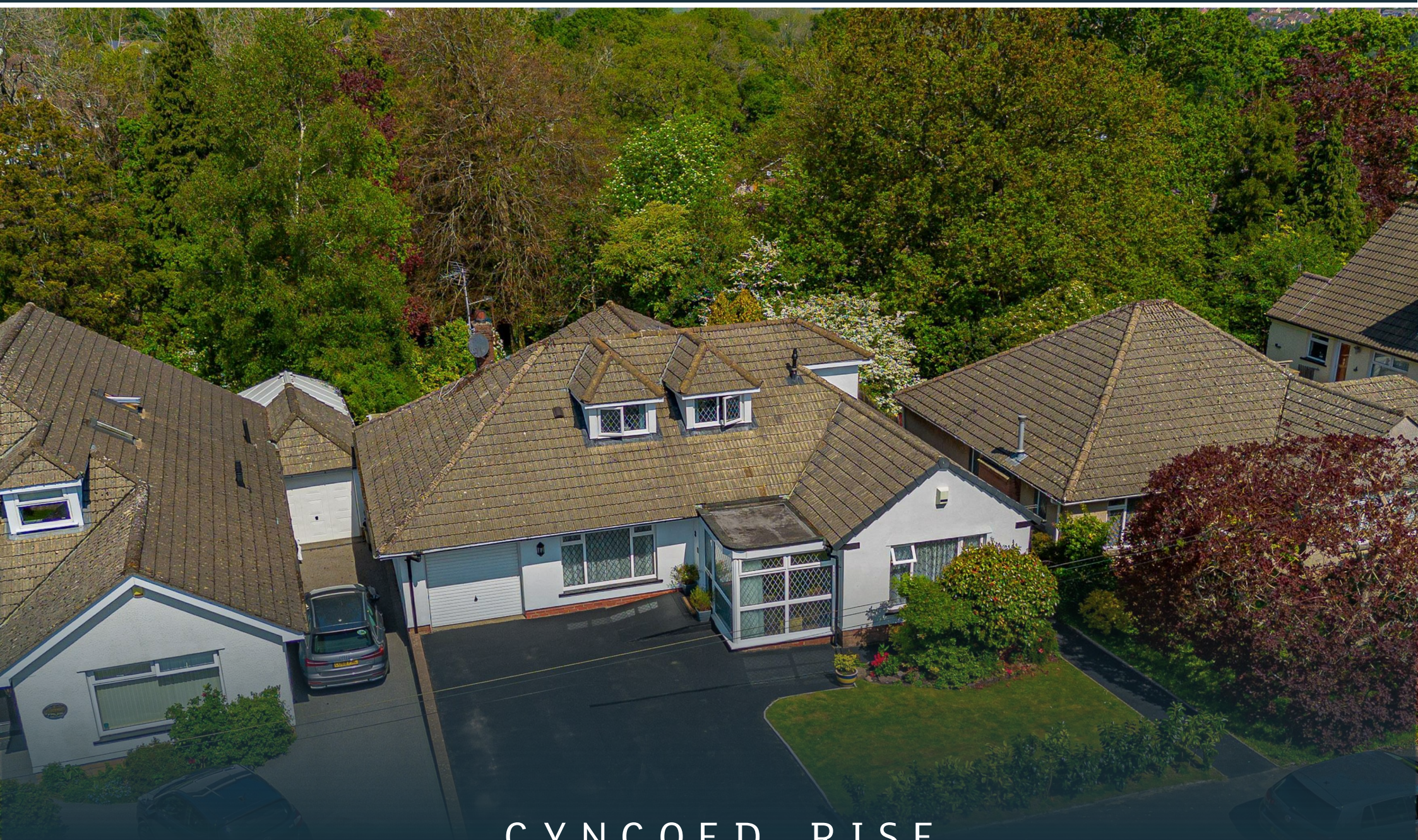


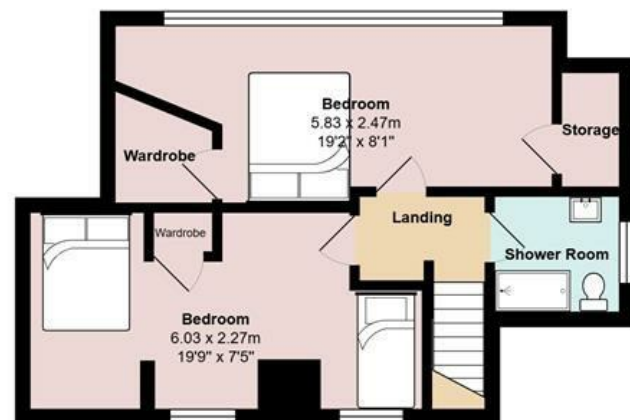
Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



CYNCOED RISE  
CYNCOED









A stunning property with a beautiful garden & planning for special rear extension. Once of the best plots in Cyncoed !

Comments by - Mr Ramzy Bancroft



## CYNCOED RISE

CYNCOED, CF23 6SF - ASKING PRICE - £830,000



4 Bedroom(s)



2 Bathroom(s)



2248.00 sq ft

### \*\* FANTASTIC PLOT \*\* PLANNING PERMISSION \*\*

We are pleased to offer for sale this stunning detached property, set on a sizable and beautiful plot, with over half an acre garden surrounding the house. This extended property has plenty of versatile space spread over the 2 floors. Offering a spacious entrance hall, porch, two spacious front rooms, currently used as bedrooms, and one benefiting from a modern en-suite. To the rear of the house is a large lounge diner, modern fitted kitchen, WC, sun room, gym, office & integral garage, as well as a beautiful dining room which looks over the garden. Upstairs there is a contemporary shower room and two good size bedrooms with built in storage. The property has a breath-taking rear garden with a sizable patio, large lawn area with mature trees, and even a small brook, located right at the end of the garden. There is approved planning permission for a contemporary rear extension offering a large open plan in & outdoor space.

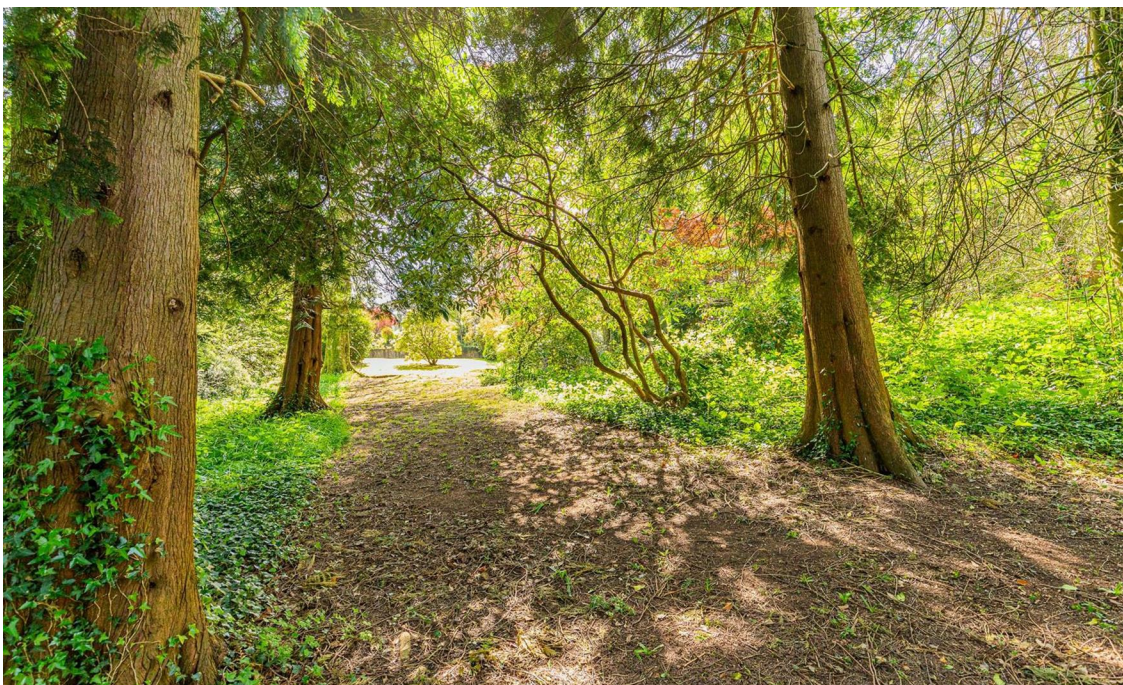
Located in a quite cul de Sac, just off Cyncoed road, within a short walk to the shops in the village, Llanishen reservoir, as well as Roath Park. You are also well positioned for local sought after schools such as Cardiff High school, making this an ideal family home.

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
02920 499680  
Ramzy@jeffreygross.co.uk  
Branch manager







**Porch Leading to Entrance Hall**

**Bedroom One**  
4.09m x 4.22m (13'5" x 13'10")

**En-Suite**

**Bedroom Two**  
3.63m x 3.51m (11'11" x 11'6")

**Living Room**  
8.18m x 4.42m (26'10" x 14'6")

**Sun Room**  
5.59m x 2.72m (18'4" x 8'11")

**Dining Room**  
4.55m x 4.85m (14'11" x 15'11")

**Kitchen**  
2.90m x 3.30m (9'6" x 10'10")

**Gym**  
3.02m x 2.72m (9'11" x 8'11")

**Study**  
3.02m x 2.77m (9'11" x 9'1")

**Integral garage**

**Landing**

**Bedroom Three**  
6.02m x 2.26m (19'9" x 7'5")

**Bedroom Four**  
5.84m x 2.46m (19'2" x 8'1")

**Garden**

**Tenure**  
Freehold : this to be confirmed by your legal advisor

**Council Tax**  
Band G

**School Catchment**  
Rhydypenau 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 \*

**Planning Permission**

The seller has approved planning for a contemporary rear extension ( see render image )





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		<b>75</b>
		<b>64</b>
		EU Directive 2002/91/EC







