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CARDIFF

VALE

CAERPHILLY

BRISTOL



Hollybush Road

CYNCOED



A rare opportunity to purchase this beautiful detached family home in one of the most sought after roads in Cardiff.

Comments by Mr Ross Hooper-Nash



Property Specialist
Mr Ross Hooper-Nash
Director

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I purchased this beautiful, detached family home, initially drawn to its kerb appeal and impressive period features. I was also keen to live on one of Cardiff's most prestigious and well-known roads and within the Cardiff High School catchment area.

Comments by the Homeowner





Hollybush Road

Cyncoed, Cardiff, CF23 6SX

Offers Over

£750,000



4 Bedroom(s)



1 Bathroom(s)



1589.00 sq ft



Contact our
Penylan Branch
02920 499680

*** Offers Over £750,000 *** – Stunning 4-Bedroom, Detached Home in a Highly Desirable Cardiff Location

This impressive four-bedroom, detached home offers an exceptional opportunity for families seeking generous space, character, and practicality. Recently redecorated throughout, the property boasts a striking exterior and is presented to a high standard.

Situated in a highly desirable area within the Cardiff High School catchment, it is ideally suited to family living. Key features include a generous wrap-around garden and a driveway providing off-road parking for multiple vehicles. The property further benefits from two W/Cs and a convenient ground floor utility room.

Combining generous living space with a sought-after location, this superb detached home is not to be missed.



Entrance Hall	Bedroom Three 11'10 x 13'6 (3.61m x 4.11m)
Lounge 12'2 x 13'6 (3.71m x 4.11m)	Bedroom Four 11'10 x 8'1 (3.61m x 2.46m)
Sitting Room 11'10 x 15'1 (3.61m x 4.60m)	Walk in wardrobe
Kitchen / Dining Room 15'5 x 11'0 (4.70m x 3.35m)	Shower Room
Utility Room	Tenure
Coal Store	Freehold - This is to be confirmed with your legal representative.
W.C	Council Tax
Second W.C	Band H
Landing	School Catchment Area
Bedroom One 12'2 x 11'9 (3.71m x 3.58m)	Lakeside Primary School Cardiff High School
Bedroom Two 12'2 x 11'0 (3.71m x 3.35m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
	*Subject to availability *









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

