Rhydypenau Road

CYNCOED

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

A great location with loads of potential with planning approved

Comments by Mr Ramzy Bancroft

Property Specialist

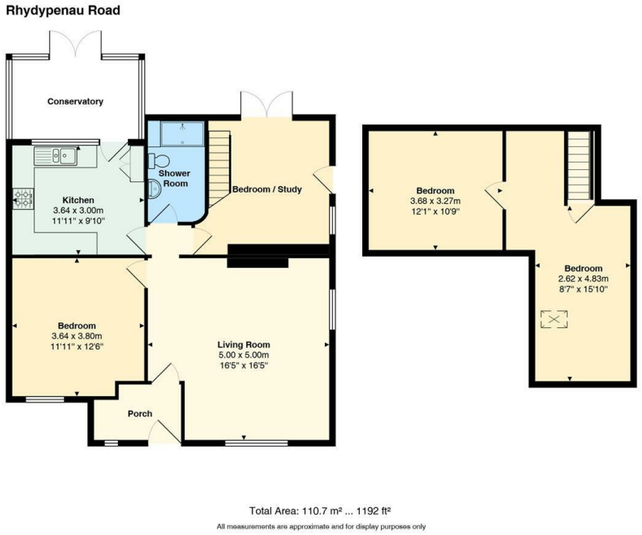
Mr Ramzy Bancroft

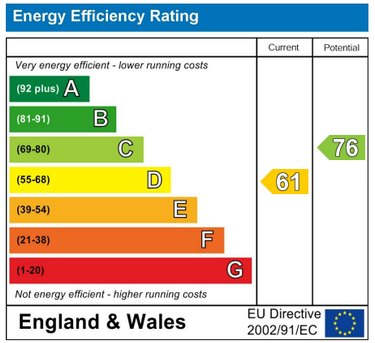
Branch manager

Ramzy@jeffreyross.co.uk

We have planning for a large ext and dormer, which would make it a super family home in one of the best areas.

Comments by the Homeowner





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

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 Edern (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