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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Fhydypenau Road*

CYNCOED



A great location with loads of potential with planning approved

Comments by Mr Ramzy Bancroft

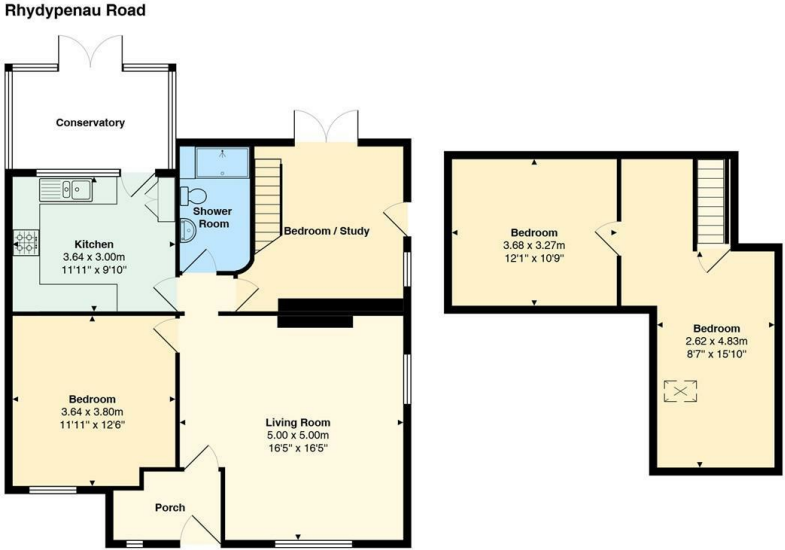


**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner



Total Area: 110.7 m<sup>2</sup> ... 1192 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Lounge

Ysgol Gyfun Gymraeg Bro Ederm (year 2026 )

Kitchen

\* Subject to availability & changes

Conservatory

**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

Bedroom / rec room

Shower room

Upstairs bedroom

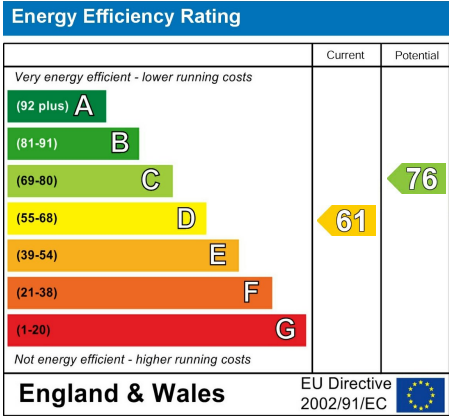
Garden

**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)



# 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\*



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