

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HOLLYBUSH ROAD
CYNCOED



FRONT

HALLWAY

LOUNGE

5.13m x 3.89m (16'10 x 12'9)

2ND RECEPTION

5.21m x 3.89m (17'1 x 12'9)

KITCHEN DINER

5.69m max x 5.74m max (18'8 max x 18'10 max)

INTEGRAL GARAGE

4.47m x 2.44m;3.05m (14'8 x 8;10)

UTILITY AREA

2.67m x 2.16m (8'9 x 7'1)

CLOAKROOM WC

LANDING

BEDROOM

5.05m x 3.84m (16'7 x 12'7)

BEDROOM

4.17m x 3.91m (13'8 x 12'10)

BEDROOM

4.17m x 2.77m (13'8 x 9'1)

BEDROOM

3.71m x 2.87m (12'2 x 9'5)

BEDROOM/STUDY

2.72m x 2.39m (8'11 x 7'10)

FAMILY BATHROOM

2.90m x 2.21m (9'6 x 7'3)

2ND LANDING

GUEST BEDROOM SUITE

8.41m x 3.71m (27'7 x 12'2)

SHOWER ROOM

GARDEN

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 Ederm (year 2024-25)

* This is subject to change & availability

COUNCIL TAX

Band - H





HOLLYBUSH ROAD

CYNCOED, CF23 6TA - £799,950

 5 Bedroom(s)  2 Bathroom(s)  2126.00 sq ft

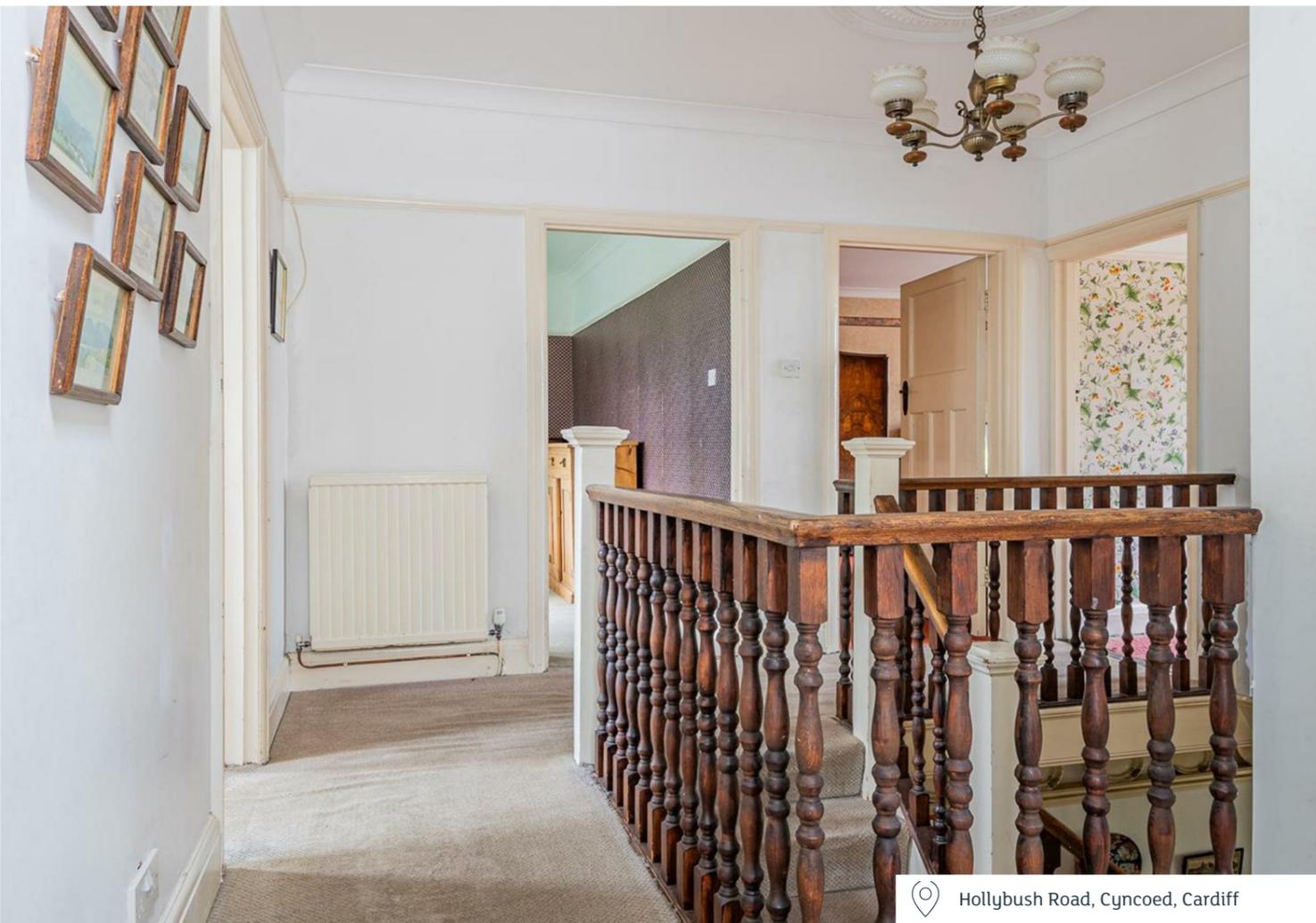
Jeffrey Ross are pleased to offer for sale this extended detached family home on HOLLYBUSH ROAD. The property offers fantastic family accommodation spread over approximately 2126 ft², briefly comprising: grand entrance hall / foyer, lounge, kitchen diner, 2nd reception room, utility room, WC, and integral garage to the ground floor. Upstairs there is a lovely bright landing, four good size double bedrooms, study/ smaller bedroom, and 27 ft loft bedrooms with shower room. Outside there are well maintained gardens with a level lawn rear garden with a patio, and front garden with drive allowing for off road parking. The property still holds much of its original charm and features, and offers potential to make it your own with the finish and layout. Set within wonderful school catchment such as Cardiff high school & Rhydypenau Primary School, making this a beautiful home for a family.



PROPERTY SPECIALIST

Mr Ross Hooper-Nash
ross@jeffreyross.co.uk
02920 397887
Director





Hollybush Road, Cyncoed, Cardiff

Hollybush Rd, Cyncoed, CRF

Main Building: Total Interior Area 2126.37 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	