

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

C Y N C O E D R O A D
C Y N C O E D



**HALL**

LIVING ROOM
3.84m x 4.95m (12'7" x 16'3")

SITTING ROOM
3.84m x 4.78m (12'7" x 15'8")

KITCHEN
2.62m x 8.26m (8'7" x 27'1")

OPEN PLAN SNUG

UTILITY

SHOWER ROOM

LANDING

BEDROOM 1
3.81m x 4.90m (12'6" x 16'1")

BEDROOM 2
4.83m x 3.15m (15'10" x 10'4")

BATHROOM

BEDROOM 3
4.83m 3.38m (15'10" 11'1")

BEDROOM 4

LOFT BEDROOM
4.24m x 6.71m (13'11" x 22'0")

ENSUITE

GARDEN

GARAGE & PARKING

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band H

PLANNING PERMISSION

We have been informed There is Planning Permission in place to substantially enlarge the loft room to create two bedrooms an office/relaxation space and a large en-suite.

25/00577/HSE - Planning approved for Proposed Family Annex to replace existing garage

24/02665/HSE - Planning approved for Proposed hip to gable roof extension and the addition of a rear dormer

Full information available on the Cardiff Planning Portal

LIST OF WORKS

We have been informed by the owner the following list of the main works completed to transform this house into a stunning mix of old and new are:

- ~ Professional sanding and polishing of the parquet flooring in the living rooms, hall etc.
- ~ Stonemasons employed to reveal/repair beautiful decorative Bath stone areas to front and side of the house.
- ~ Beautiful Column style radiators installed on the ground floor and new radiators in all bedrooms and shower rooms, which keep the house very warm in cold weather.
- ~ New White Aluminium double glazing throughout ground and first floor, in a style that matches surrounding properties, shuts out road noise and increases energy efficiency.
- ~ New door handles throughout.
- ~ New sockets and light switches throughout, along with other electrical works.
- ~ New beautiful Shaker style Sigma kitchen includes a Quooker instant boiling water tap, a Neff down extract hob, as well as two Neff ovens, and a Neff Fridge-freezer. The layout was carefully planned, with building works completed to rearrange spaces and ensure plentiful storage, and work surface, along with a great social area.
- ~ New ground floor shower room.
- ~ New luxury fitted carpets on the stairs, first floor and loft room.
- ~ New wardrobes to three bedrooms.(Can be included in the sale)
- ~ New driveway/garden layout to rear.
- ~ New garage roller door.
- ~ The interior has been painted throughout the whole house in one colour (Farrow & Ball "Elephants' Breath") to ensure a neutral feel

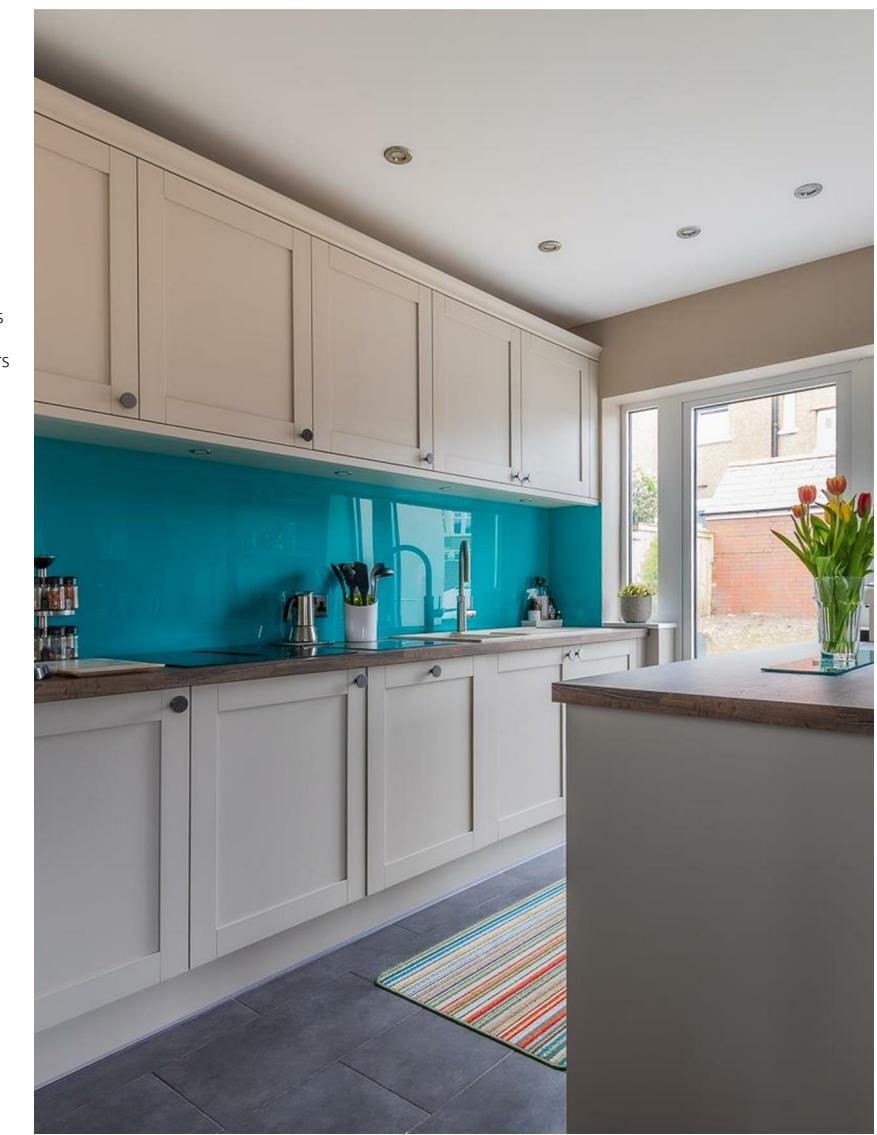
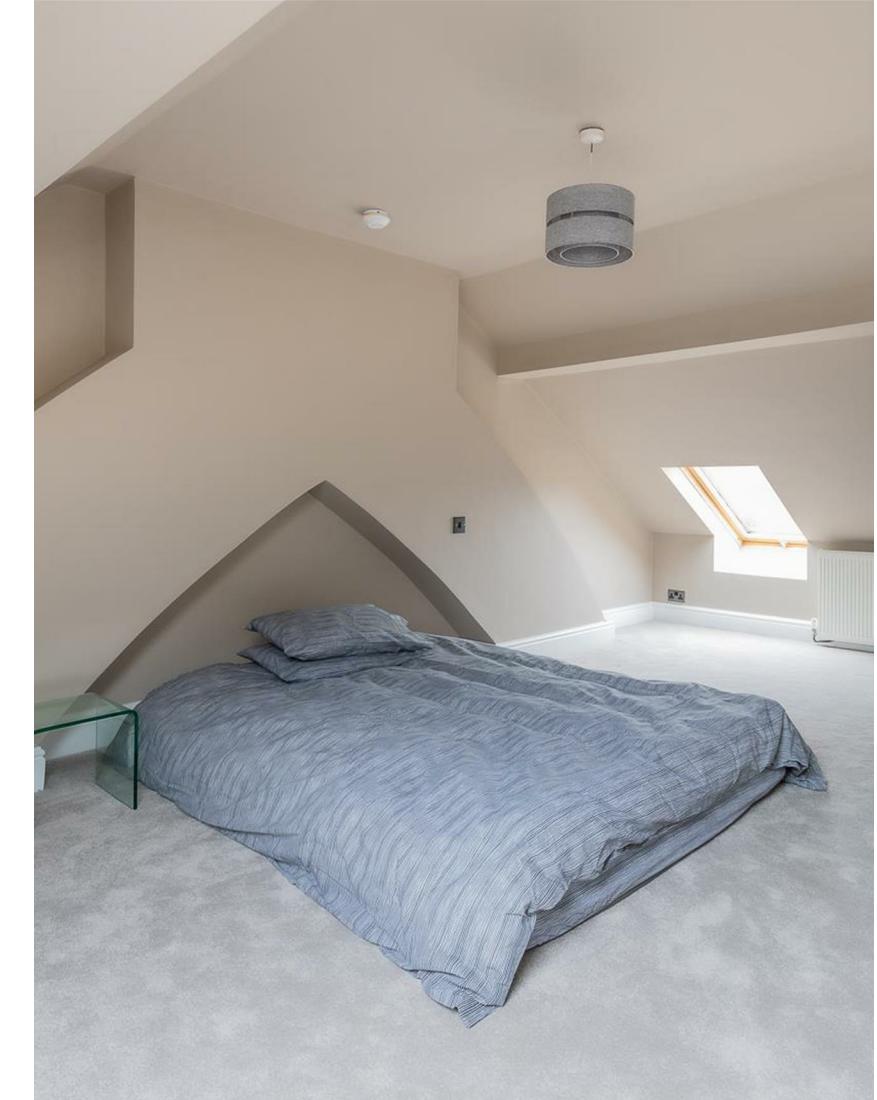
SCHOOL CATCHMENT

Lakeside 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 *

The owner is happy to undertake viewings and spend time answering questions about the house, the renovation and anything else to assist you in deciding if this lovely house is for you.





CYNCOED ROAD

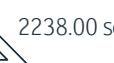
CYNCOED, CF23 6BP - £810,000



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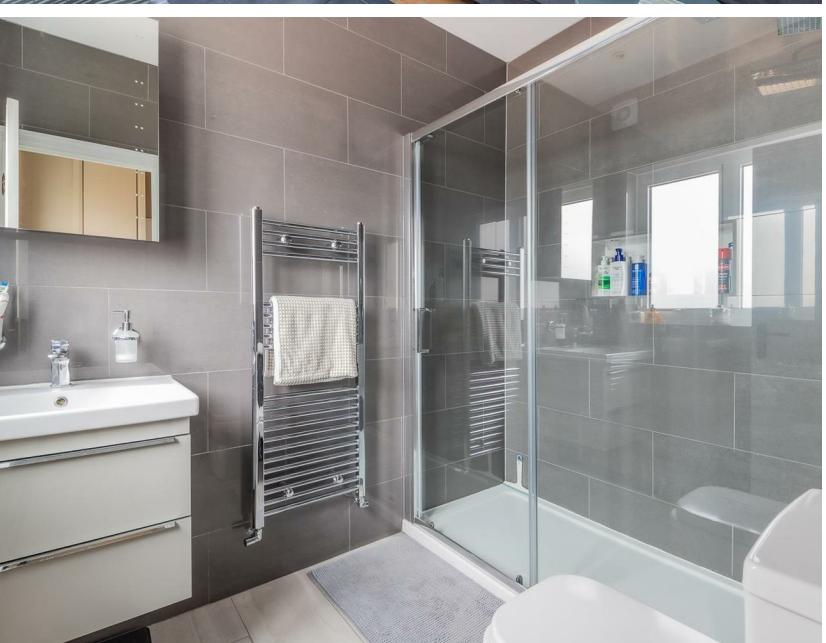
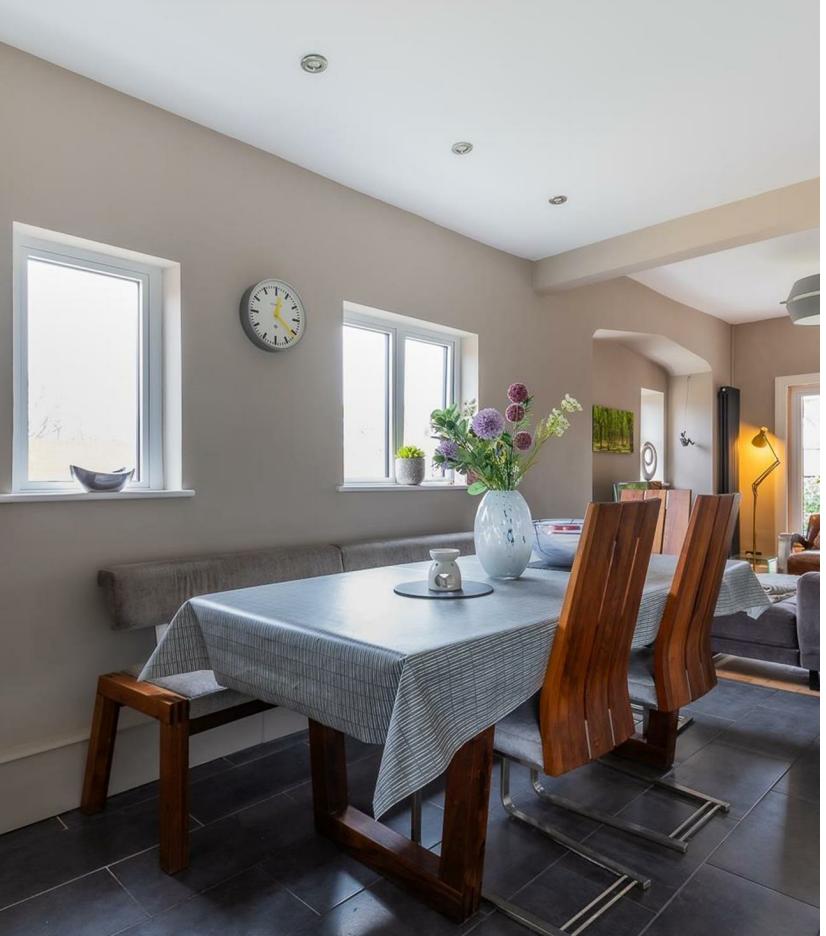
sq ft

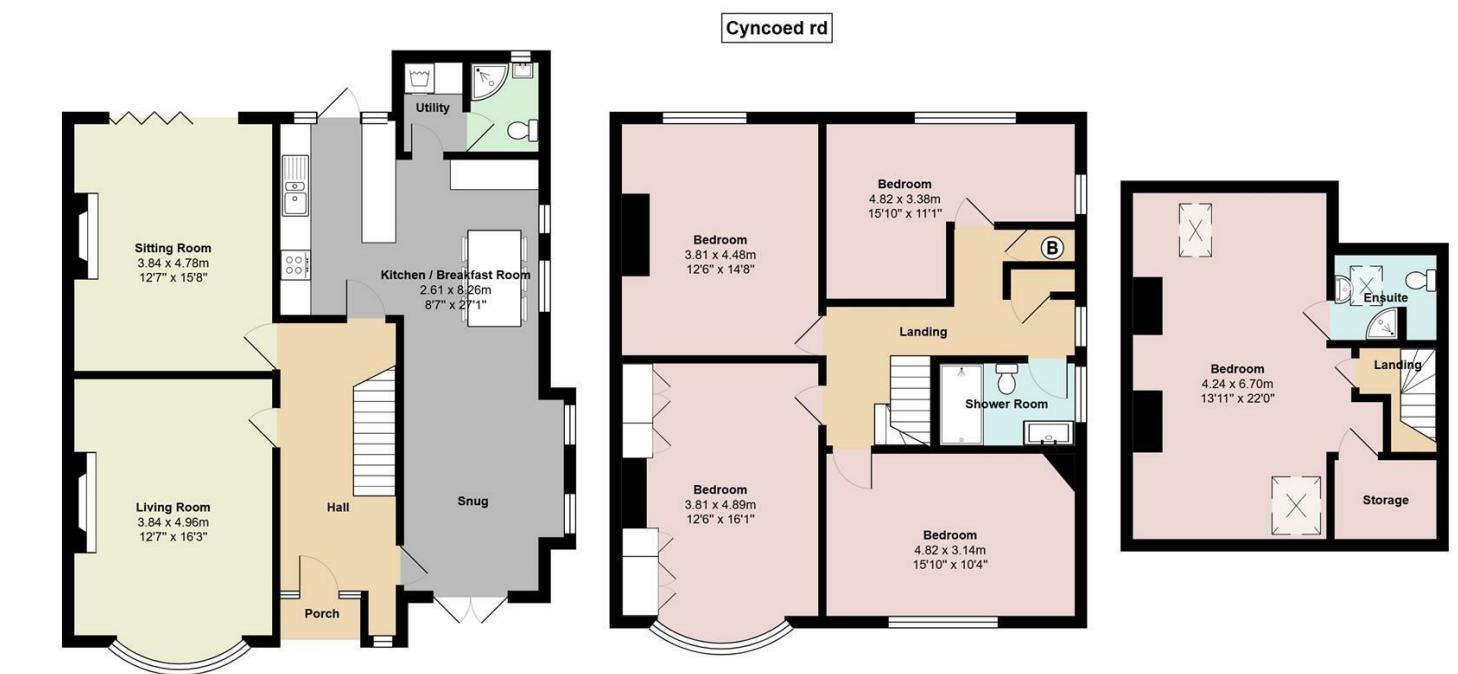
We are excited to offer this beautiful, newly renovated, double fronted, semi-detached house, with 5 Double bedrooms, situated on a large corner plot on Cyncoed Road, one of Cardiff's most sought after locations. This spacious house of over 2000 square feet of interior space is well designed, but practical with a really comfortable feel to it. There is a lovely entrance hall, revealed as you enter through the front door, along with two large living rooms (the back one with bi-fold doors to the rear garden), family kitchen/dining/sitting area and shower room on the ground floor. The first floor has 4 double bedrooms, and family shower room with stairs leading from the landing to the en-suite loft bedroom, providing options for teenagers, guests, relatives etc. Natural light fills this house, filtering through numerous windows and doors. The sun rises to the rear of the property, shining into the kitchen & rear living room, moving around to the side garden and finally to the front of the house in late afternoon. The current owners have completed the renovation works to high standards, seeking to reinstate a period feel where appropriate, but in combination with contemporary features & amenities in the right areas. The new white aluminium double glazing is in keeping with the window styles of the surrounding properties, whilst ensuring the house is warm and quiet inside, and reducing heating bills in the winter. The gardens wrap around from the front lawn, with the front of the house elevated and set back from the road, to the long side garden with a brick boundary wall, allowing for privacy and for children to play. The rear garden provides parking for up to 4 cars on the newly laid gravel driveway, along with lawned area opposite the newly installed bi-fold doors to the rear living room. A curved soil bed area runs along two walls with minimal planting to allow new owners to develop the garden to their own requirements.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		77
EU Directive 2002/91/EC		