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CARDIFF

VALE

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BRISTOL



*Hollybush Road*

CYNCOED





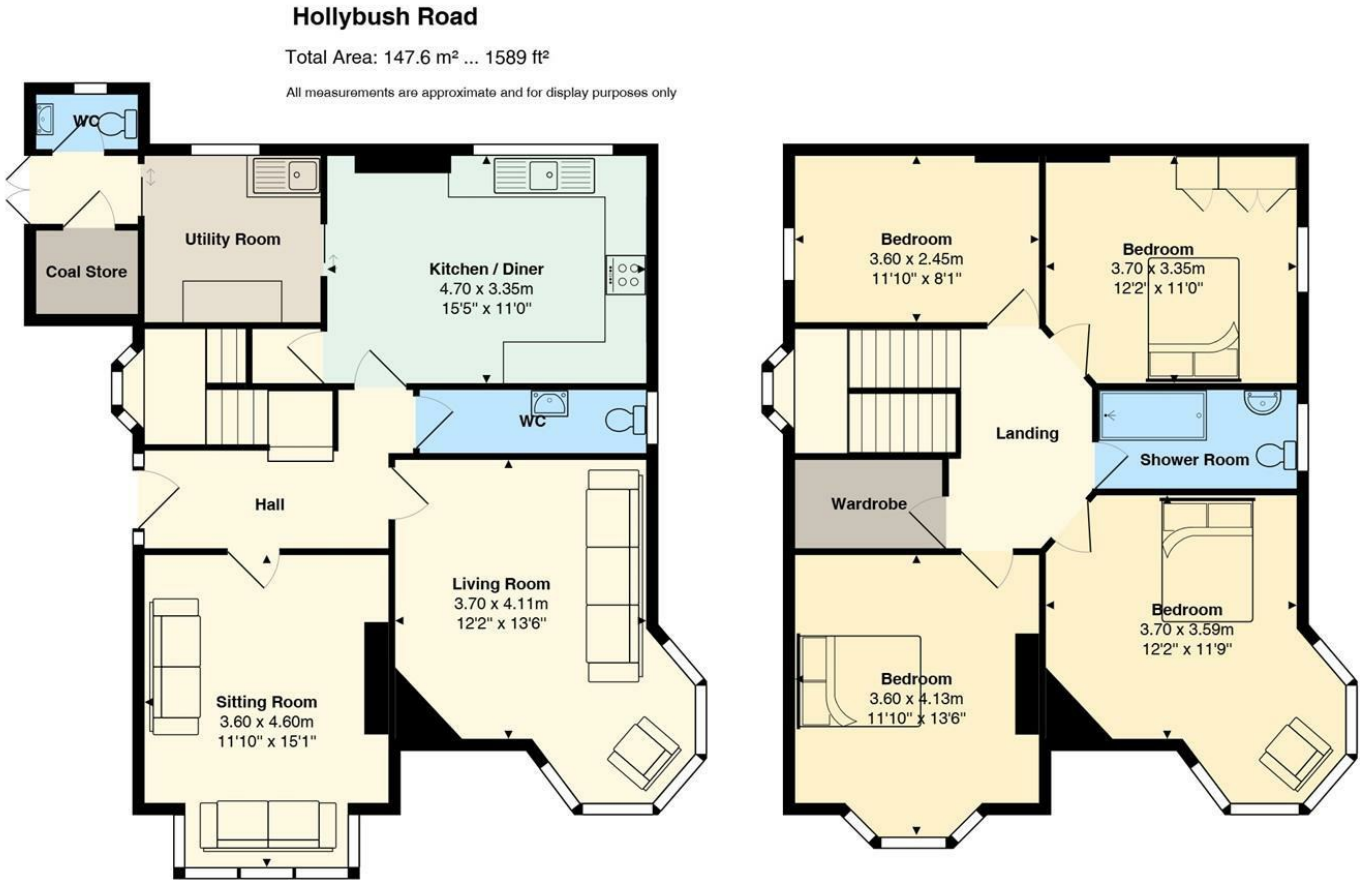
*A rare opportunity to purchase this beautiful detached family home in one of the most sought after roads in Cardiff.*

Comments by Mr Ross Hooper-Nash



**Property Specialist**  
**Mr Ross Hooper-Nash**  
Director

ross@jeffreygross.co.uk



*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.

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|                                                   |                                                                    |
|---------------------------------------------------|--------------------------------------------------------------------|
| 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<br>Cardiff High School                     |
| Bedroom Two 12'2 x 11'0 (3.71m x 3.35m)           | Ysgol Y Berllan Deg<br>Ysgol Gyfun Gymraeg Bro Edern               |
|                                                   | *Subject to availability *                                         |















