

Jeffrey Ross

A LETTINGS
STYLISH SALES
CARDIFF'S HOME FOR



HOLLYBUSH ROAD
CYNCOED



Hollybush House- Hollybush Rd, Cyncoed, CRF

Main Building: Total Interior Area Above Grade 752.23 m²



Ground Floor
Interior Area 543.87 m²

0 3 6 m

1st Floor
Interior Area 208.36 m²

PREPARED: 2024/10/30

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.



Fantastic opportunity to own one of the largest homes in Cyncoed. This brilliant family home is set in approx 2.62 acres and over 10,000 SQFT of living accommodation neatly hidden away off Hollybush Road.

Comments by - Mr Elliott Hooper-Nash



HOLLYBUSH ROAD

CYNCOED, CF23 6SY - ASKING PRICE - £3,999,950



6 Bedroom(s)



5 Bathroom(s)



8096.00 sq ft

Welcome to this exquisite property located on Hollybush Road in the prestigious area of Cyncoed, Cardiff. This stunning detached house boasts an impressive 8,096 square feet of living space, offering ample room for a large family to spread out and enjoy.

As you step inside, you are greeted by not one, not two, but four elegant reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With Six spacious bedrooms and five bathrooms, there is no shortage of private retreats for everyone in the household.

Situated on a vast 3 acres of land, this property provides a sense of tranquillity and privacy that is hard to come by. Imagine hosting summer gatherings in the detached summer house or storing your vehicles in the separate triple garage - the possibilities are endless.

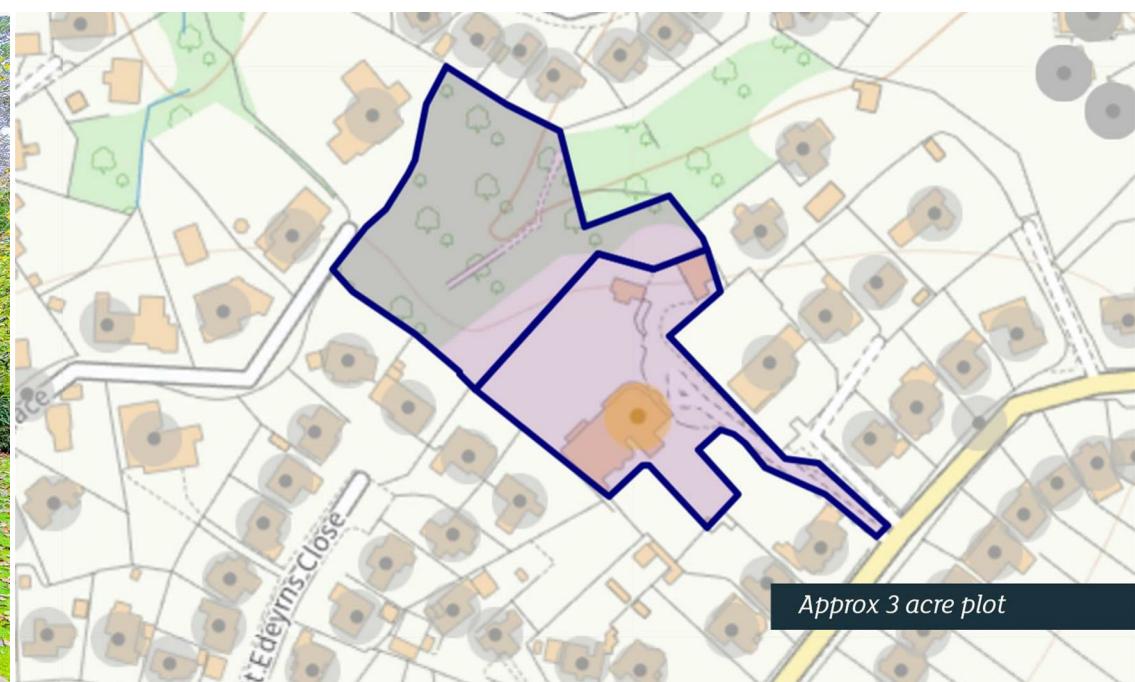
What sets this property apart is the potential it holds for further development, with planning already approved. Whether you dream of expanding the existing living space or creating a bespoke outdoor area, this property offers a blank canvas for you to bring your vision to life.

Don't miss this rare opportunity to own a piece of luxury in one of Cardiff's most sought-after neighbourhoods. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Foyer
3.10m x 1.66m (10'2" x 5'5")

Entrance Hallway

Living Room
6.04m x 4.78m (19'9" x 15'8")

Second reception room
6.01m x 7.78m (19'8" x 25'6")
Featured curved wall opening on to dining room

Kitchen / Family Room
11.29m x 5.93m widest points (37'0" x 19'5" widest points)

Servery / Pantry
4.56m x 2.99m (14'11" x 9'9")

Downstairs WC
1.80m x 1.21m (5'10" x 3'11")

Bar area
7.81m x 2.73m (25'7" x 8'11")

Pool Area
13.09m x 20.17m (42'11" x 66'2")

Shower Room 1
2.90m x 2.60m (9'6" x 8'6")

Shower Room 2
2.92m x 2.58m (9'6" x 8'5")

Sun Room / Gym
4.48m x 8.59m (14'8" x 28'2")

Wine Cellar
2.89m x 1.98m (9'5" x 6'5")

Utility
3.53m x 2.98m (11'6" x 9'9")

To the first floor

Master Bedroom
6m x 5.54m (19'8" x 18'2")

En-suite
5.48m x 2.12m (17'11" x 6'11")

Bedroom Two
6.04m x 4.88m (19'9" x 16'0")

Ensuite
1.58m x 2.83m (5'2" x 9'3")

Bedroom Three
3.64m x 4.21m (11'11" x 13'9")

Ensuite
2.82m x 3.01m (9'3" x 9'10")

Bedroom Four
4.47m x 4.24m (14'7" x 13'10")

Bedroom Five
4.48m x 4.60m (14'8" x 15'1")

Walk in closet

Storage cupboard

Bedroom Six
3.99m x 4.42m (13'1" x 14'6")

Summer House
Detached Summer house circa 48.83m²

Foyer
3.55m x 1.33m (11'7" x 4'4")

Summer House
8.08m x 4.10m (26'6" x 13'5")

Kitchen
2.28m x 2.35m (7'5" x 7'8")

Bathroom 2.25m x 1.66m

Detached Triple Garage
11.15m x 8.89m (36'6" x 29'1")

Storage
3.61m x 4.48m (11'10" x 14'8")

Room above Garage
11.22m x 6.74m (36'9" x 22'1")

Gardens and Grounds
2.62 acres consisting of well maintained gardens and woodland.

Planning Permission
Planning permission has been granted for 4 x new build dwellings to the rear of Hollybush House. Planning Ref:24/02506/REN full details are available upon request.

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor,

Council Tax
Band - I

School Catchment
My English medium primary catchment area is Rhydypenau Primary School (year 2024-25)

My English medium secondary catchment area is Cardiff High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



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		
EU Directive 2002/91/EC		



