

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



HOLLYBUSH ROAD  
CYNCOED









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.

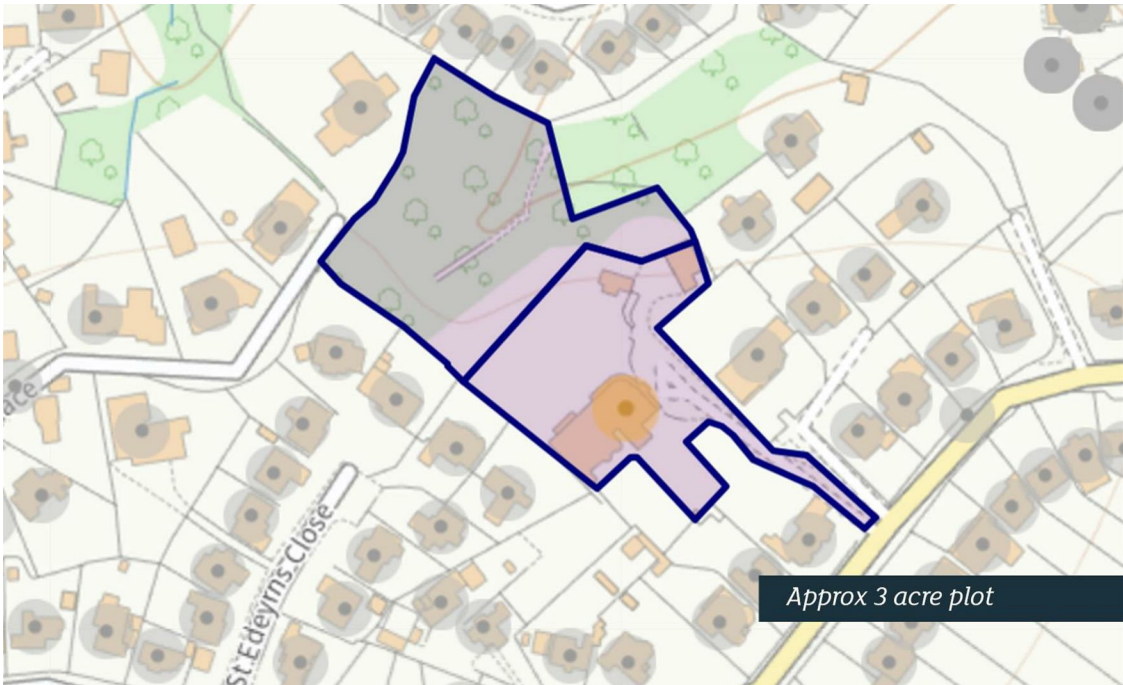
Don't miss this rare opportunity to own a piece of luxury in one of Cardiff's most sought-after neighbourhoods. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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Director







<b>Foyer</b> 3.10m x 1.66m (10'2" x 5'5")	<b>To the first floor</b>	<b>Kitchen</b> 2.28m x 2.35m (7'5" x 7'8")
<b>Entrance Hallway</b>	<b>Master Bedroom</b> 6m x 5.54m (19'8" x 18'2")	<b>Bathroom</b> 2.25m x 1.66m
<b>Living Room</b> 6.04m x 4.78m (19'9" x 15'8")	<b>En-suite</b> 5.48m x 2.12m (17'11" x 6'11")	<b>Detached Triple Garage</b> 11.15m x 8.89m (36'6" x 29'1")
<b>Second reception room</b> 6.01m x 7.78m (19'8" x 25'6") Featured curved wall opening on to dining room	<b>Bedroom Two</b> 6.04m x 4.88m (19'9" x 16'0")	<b>Stoarge</b> 3.61m x 4.48m (11'10" x 14'8")
<b>Kitchen / Family Room</b> 11.29m x 5.93m widest points (37'0" x 19'5" widest points)	<b>Ensuite</b> 1.58m x 2.83m (5'2" x 9'3")	<b>Room above Garage</b> 11.22m x 6.74m (36'9" x 22'1")
<b>Servery / Pantry</b> 4.56m x 2.99m (14'11" x 9'9")	<b>Bedroom Three</b> 3.64m x 4.21m (11'11" x 13'9")	<b>Gardens and Grounds</b> 2.62 acres consisting of well maintained gardens and woodland.
<b>Downstairs WC</b> 1.80m x 1.21m (5'10" x 3'11")	<b>Ensuite</b> 2.82m x 3.01m (9'3" x 9'10")	<b>Planning Permission</b> 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.
<b>Bar area</b> 7.81m x 2.73m (25'7" x 8'11")	<b>Bedroom Four</b> 4.47m x 4.24m (14'7" x 13'10")	<b>Tenure</b> We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor,
<b>Pool Area</b> 13.09m x 20.17m (42'11" x 66'2")	<b>Bedroom Five</b> 4.48m x 4.60m (14'8" x 15'1")	<b>Council Tax</b> Band - I
<b>Shower Room 1</b> 2.90mk x 2.60m (9'6"k x 8'6")	<b>Walk in closet</b>	<b>School Catchment</b> My English medium primary catchment area is Rhydypenau Primary School (year 2024-25)
<b>Shower Room 2</b> 2.92m x 2.58m (9'6" x 8'5")	<b>Storage cupboard</b>	My English medium secondary catchment area is Cardiff High School (year 2024-25)
<b>Sun Room / Gym</b> 4.48m x 8.59m (14'8" x 28'2")	<b>Bedroom Six</b> 3.99m x 4.42m (13'1" x 14'6")	My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2024-25)
<b>Wine Cellar</b> 2.89m x 1.98m (9'5" x 6'5")	<b>Summer House</b> Detached Summer house circa 48.83m2	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
<b>Utility</b> 3.53m x 2.98m (11'6" x 9'9")	<b>Foyer</b> 3.55m x 1.33m (11'7" x 4'4")	
	<b>Summer House</b> 8.08m x 4.10m (26'6" x 13'5")	





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