

# CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



## **131 CARISBROOKE WAY, CYNCOED, CARDIFF. CF23 9HU**

Large, detached, four-bedroom house situated in a pleasant position on a popular, well regarded road just off Cyncoed Road. Local facilities are within easy reach, with many retail outlets across North Cardiff and there is ample recreation space at Roath Park with it's Lake and Gardens. Access to the remainder of the City and the motorway network is close by at the Llanedeyrn junction – a few minutes' drive.

The house is built of brick with rendered elevations to the majority of the exterior under a tiled roof and has the benefit of gas central heating together with upvc double glazing. The property has been amended with a single storey extension to the rear dining room and the integral garage has been converted to a third reception room /study with it's own door to the side drive. In addition, two rooms have been installed to the loft space with a good-sized dormer to the rear. The house is set on a good size, attractive, well-maintained plot with a large driveway and gardens front and rear.

Briefly Comprising: Porch, Hall, GF wet room, Lounge, Rear Extended Dining Room, Large Kitchen. Study. To the First Floor, Landing, Four Good Sized Bedrooms, Bathroom. Two Further Rooms to the Loft. Driveway, Gardens Front & Rear.

**LARGE DETACHED FOUR BEDROOM HOUSE**

**VIEWING BY APPOINTMENT:NO CHAIN**

**PRICE GUIDE: £575,000**

**ACCOMMODATION:** Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

**PORCH:** (4'1 x 3'5) With outer paned front door to inner glazed front door to –

**HALL:** (12'10 x 9'2) Staircase to first floor with handrail and balustrades, one radiator and panelled doors to cloakroom, lounge and kitchen. Ceiling light.

**GROUND FLOOR WET ROOM OFF:** (9'11 x 4'2) Double glazed frosted window to front, wall mounted electric shower, shower drain, wash hand basin and low flush w.c. one radiator, shower boarded walls, extractor fan and ceiling light.

**MAIN LOUNGE:** (16'9 x 11'11) Double glazed uPVC window to front, curtain pole above, one double radiator, coal effect gas fire set on raised marble hearth with surround to match, coving and ceiling light. Double sliding doors to -

**REAR DINING ROOM:** (16'11 x 11'11) Double glazed uPVC picture window to rear garden and uPVC door to rear patio, radiator, ceiling light and panelled door to –

**KITCHEN:** (9'5 x 14'7) Large Double glazed uPVC window to rear garden, curtain track above, Range of fitted floor and wall mounted units comprising, cupboards, drawers and work surfaces, built-in twin drainer sink unit with mixer tap, wall mounted gas boiler to serve heating and hot water. Space for dishwasher, washing machine and fridge freezer and gas cooker. Tiled floor and fluorescent light. Half glazed door off to -

**REAR LOBBY:** Tiled floor, double glazed uPVC half glazed door to side courtyard. Built-in pantry with fitted shelving, braced and ledged door. Fully paned door off to –

**STUDY/THIRD RECEPTION ROOM:** (17'4 x 8'2) Double glazed uPVC window to front with curtain track above, double glazed uPVC window to side and uPVC half glazed side door to courtyard. Curtain track above, built-in meter cupboard (2' x 4'), fitted wall lights and laminated floor.

### **FIRST FLOOR**

**LANDING:** (15'8 x 7'2) Handrails and balustrading, radiator, double glazed uPVC window to front, curtain rail above, staircase to 2<sup>nd</sup> floor with handrails and newel posts in dark wood, panelled doors to all rooms. Built-in airing cupboard with hot water tank and fitted shelving.

**FRONT BEDROOM ONE:** (14'2 x 11'11) Double glazed uPVC window to front, curtain track above, one radiator, coving and pendant light.

**BEDROOM TWO:** (12'8 x 11'11) Double glazed uPVC window to rear, curtain pole above, one radiator under, (slight recess for door).

**FRONT BEDROOM THREE: (11'9 x 8'2)** Double glazed uPVC window to front, curtain pole above and radiator under, coving and ceiling light.

**REAR BEDROOM FOUR: (9'7 x 9'9)** Double glazed uPVC window to rear, curtain track above and radiator under, coving and ceiling light.

**BATHROOM: (6'0 x 7'9)** Double glazed uPVC frosted window to rear, curtain track above. Suite in white comprising: panelled bath with shower attachment, pedestal wash hand basin, low flush close coupled w.c. one radiator, half tiled wall, ceiling light and timber laminated floor.

**SECOND FLOOR: LANDING (3' x 3')**

**ROOM TO LEFT: (11'5 x 8'4)** Double glazed uPVC window to rear, radiator under, Laminated floor,

**ROOM TO RIGHT:** Built-in cupboard with cold and hot water tanks double glazed uPVC dormer window to rear and radiator, some eaves space and two ceiling lights.

**EXTERIOR**

**BLOCK PAVED DRIVEWAY:** With room for three or four cars. having length of approximately 50'

**FRONT GARDEN:** Laid lawn with mature plants and shrubs, hedging to the front. Wrought iron pedestrian gate to

**SIDE COURTYARD:** Mainly paved. Access to paved patio.

**REAR GARDEN:** Outside tap and raised laid lawn, mature plants and shrubs, greenhouse etc and southerly aspect. Approximately 50' in length. Space to side with pedestrian gate to front, side access and a shed.

***TENURE:** We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

*Web-site: Details of this and other properties can be found on our website: [www.croftsanddavies.co.uk](http://www.croftsanddavies.co.uk)*

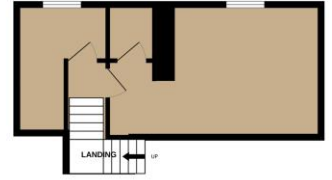
GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1902 sq.ft. (176.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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