

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



1 BRYN DERWEN CLOSE, CYNCOED, CARDIFF CF23 6BR

Traditional, Four Bedroom, Semi-detached House situated in a well-regarded cul-de-sac just off Cyncoed Road within easy reach of facilities across North Cardiff. Ample recreational space is close by, the property being within easy reach of Roath Park with its Lake and Wild Gardens and there are bus routes on Cyncoed Road and easy access to the rail link and Heath Halt, a short drive. Local schools include Rhydyphenau Junior and the ever-popular Cardiff High School.

The property is traditionally built of brick under a tiled roof and has the benefit of gas central heating and double glazing to the majority of the windows. The accommodation is well proportioned with good size rooms, although some modernisation and up-grading would now be beneficial. The house is set on an attractive, large, gently sloping, west facing plot with parking, integral garage and a large, mature rear garden.

Briefly comprising: Porch, Hall, Large Lounge, Dining Room, Good Size Kitchen, Ground Floor Cloakroom, Four Bedrooms, Central Bathroom, Integral Garage, Gardens to Front and Rear.

LARGE FOUR BEDROOM SEMI-DETACHED HOUSE

VIEWING BY APPOINTMENT:NO CHAIN

PRICE GUIDE: Offers around £530,000

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: Upvc double glazed door and side screen. Inner door with side screen to –

HALL: (9'5 x 6'8) Side screen to porch, dog leg staircase to first floor with handrail and newel post, one radiator and display recess.

G.F CLOAKROOM: Double glazed uPVC frosted window to rear, low flush close coupled w.c. wash hand basin, fully tiled walls and coat rack.

MAIN LOUNGE: (15'11 x 12'1) Double glazed uPVC window to front with fitted venetian blind, curtain track above, radiator under, coal effect gas fire set on raised marble hearth with surround to match, mantelpiece over, coving and ceiling light fitting. Sliding double doors to -

DINING ROOM: (9'10 x 10'4) Double glazed uPVC fully glazed door to rear garden, window to match alongside it, coving and ceiling light fitting, radiator with shelf above. Doorway to hall.

KITCHEN: (8'5 x 12'11) Double glazed uPVC window to rear, range of units comprising, cupboards, drawers and work surfaces, built-in double stainless steel sink unit with mixer tap, ample space for cooker, fridge/freezer, washing machine etc. Wall mounted Worcester Green star boiler to serve heating and hot water, part wall tiling, cushion floor covering, one radiator and fully glazed door to -

REAR PORCH: (7'9 x 4'6) Double glazed panels to side and rear including two windows and half glazed frosted door to rear garden. Power and light.

FIRST FLOOR

LANDING: Double glazed uPVC window to front, coving, two pendant lights and access hatch to loft space.

FRONT BEDROOM ONE: (12'5 into fitted wardrobe space x 12'1) Double glazed uPVC window to front, curtain poles above, radiator under. Range of built-in wardrobes with hanging rail and shelving, coving and ceiling light.

REAR BEDROOM TWO: (13'4 x 10'5) Window to rear, curtain rail and pelmet, radiator under, coving and ceiling light.

FRONT BEDROOM THREE: (9'6 x 8'1) Double glazed uPVC window to front, curtain rail and pelmet above, fitted venetian blind, one radiator under, coving, ceiling light and built-in wardrobe.

REAR BEDROOM FOUR: (9'10 x 9'6) Window to rear, curtain rail and pelmet, one radiator under, coving, pendant light and built-in wardrobe.

BATHROOM: (9'9 x 6'11 inc. airing cupboard) Double glazed uPVC frosted window to rear, curtain rail and pelmet above. Suite comprising panelled bath, wash hand basin, low flush close coupled w.c. radiator, fully tiled walls, ceiling light. Built-in airing cupboard with hot water tank, slatted shelving and central heating controls.

EXTERIOR

GARAGE: (17'4 x 8'1) With double door to front, glazed, wall mounted fuse board and meter board, electric light, ample storage space, gas meter and water stop cock.

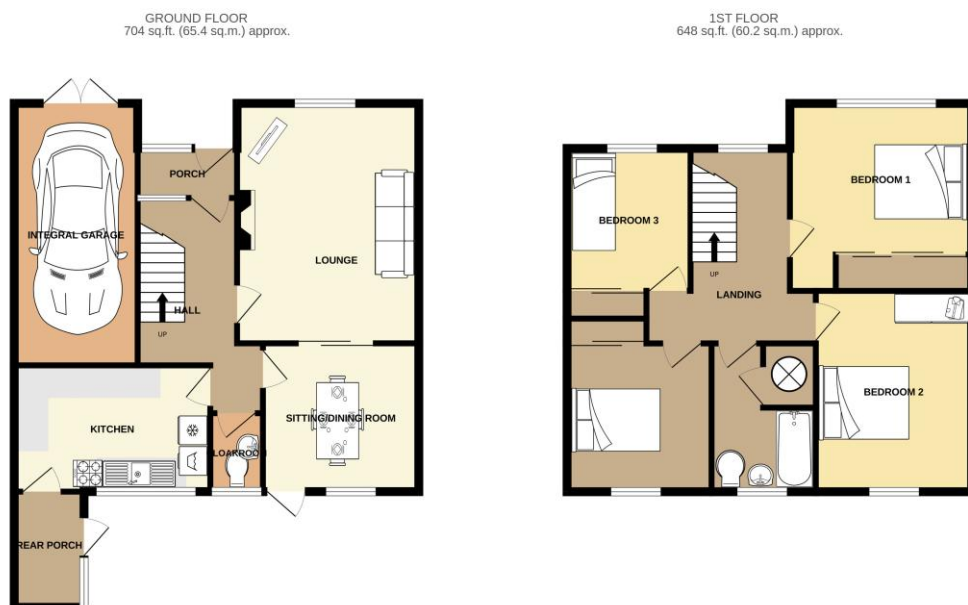
DRIVEWAY: With room for a good size vehicle.

FRONT GARDEN: Easily maintained lawn with flower beds to surround and path to side of the house with timber gate to the rear garden.

REAR GARDEN: Large patio adjacent to the house, laid lawn, drying area, paved pathway to rear with a large shed and garden room. Mature plants and shrubs, including an apple tree. Outside tap. The rear garden has length of approximately 70' with an easterly aspect.

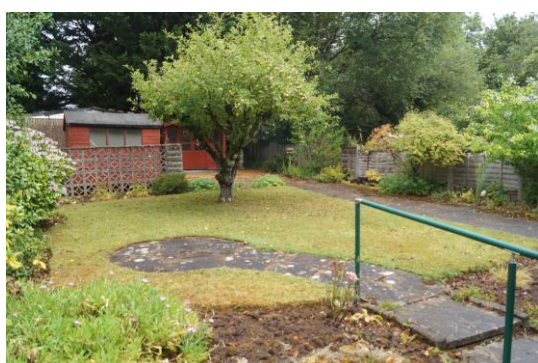
TENURE: We understand the tenure to be Freehold; but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially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

Web-site: Details of this and other properties can be found on our website: www.croftsanddavis.co.uk



TOTAL FLOOR AREA: 1351 sq. ft. (125.5 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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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.

DETAILS END