



KelvinFrancis.com



KelvinFrancis.com



39 Cefn Coed Avenue, Cyncoed, Cardiff. CF23 6HF

Viewers Material Information:

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Council Tax Band: G (2022)

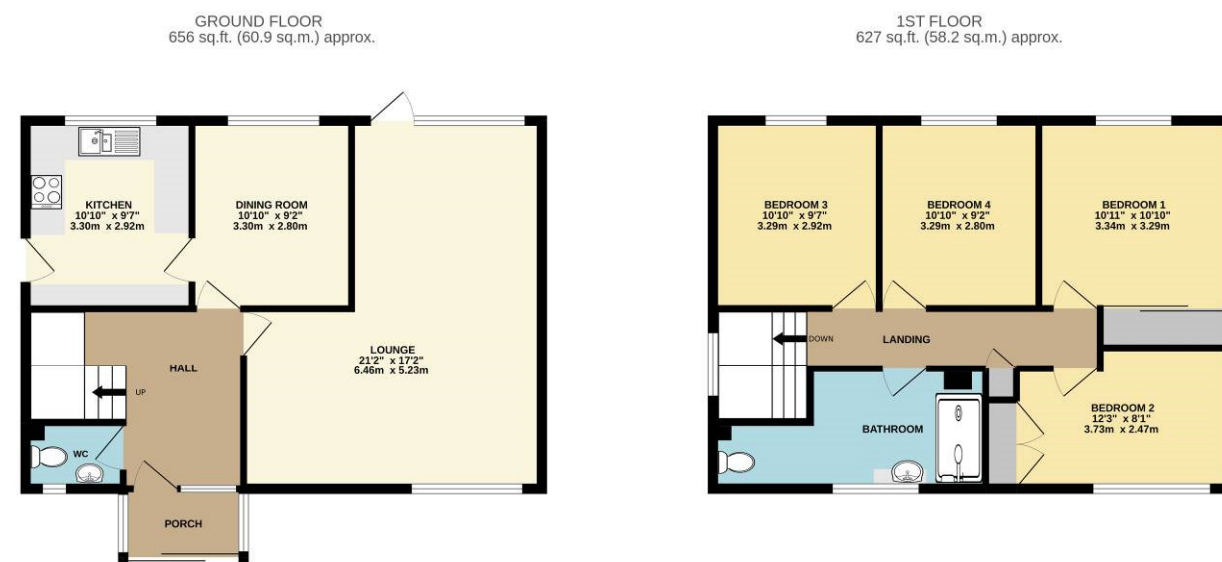
3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS120150

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.



A modern detached property positioned towards the end of a cul-de-sac, located within easy walking distance of Roath Park Lake and being only a stone's throw from Lakeside Primary School, as well as being in the school catchment for Cardiff High School. The nearest train station (Heath Halt) is approximately 18 min walk. Entrance porch, entrance hallway, cloakroom/WC, 21ft lounge, dining room, kitchen, 4 double bedrooms and a generous family bathroom. uPVC double glazed windows and doors, gas central heating, fitted oven, hob and hood, built-in wardrobes and uPVC rainwater goods. Large open plan garden to the front, long driveway, double garage set to the rear and a 90ft westerly facing enclosed rear garden.

EPC Rating: Expected

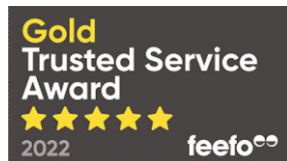
Guide Price: £679,000

362 Cyncoed Road Cardiff CF23 6SA
T 029 2076 6538 F 029 2074 7454
E cyncoed@kelvinfrancis.com

Church Road Lisvane Cardiff CF14 0SJ
T 029 2068 9200 F 029 2068 9300
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS

www.kelvinfrancis.com



Entrance Porch

uPVC low level panelling with double glazed opaque windows and entrance door, further glazed timber door and side screen leading into the entrance hallway.

Entrance Hallway

A generous central hallway with full turning staircase to first floor landing with midway tall feature window to the side, under stairs storage, parquet flooring under carpet (advised by client), double radiator, telephone point.

Cloakroom/WC

Opaque window to front, low level WC, wall mounted ceramic wash hand basin with storage beneath, ceramic wall tiling to half height, double radiator.

**Lounge 21'4" (6.5m) x 17'2" (5.23m) L-shaped**

Dual aspect large windows overlooking the quiet front cul-de-sac and the 90ft west facing rear garden with access door, two double radiators, stone facade fireplace with a long tiled hearth, inset chimney breast, parquet flooring under carpet (advised by client), TV point.

**Dining Room 10'10" (3.3m) x 9'2" (2.79m)**

Large window overlooking the glorious west facing rear garden, parquet flooring under carpet (advised by client), radiator, door to kitchen.

**Kitchen 10'10" (3.3m) x 9'7" (2.92m)**

A large window overlooking the rear garden, kitchen units appointed along four sides with an abundance of eye level units and base units with drawers and round nosed worktops over, ceramic wall tiling to work surface surrounds, inset 1.5 bowl sink with mixer tap, fitted four burner electric hob with cooker hood above, eye level oven and grill, double radiator, wall mounted Worcester gas central heating boiler concealed behind matching wall unit, slim line washing machine, dishwasher, low level fridge, uPVC double glazed door to side giving access to the side drive, front and rear gardens.

First Floor Landing

Long radiator, airing cupboard housing the hot water cylinder with shelving and overhead storage, loft access, fold down loft ladder, partially boarded with lighting.

**Bedroom 1 11'4" (3.45m) x 11'0" (3.35m) overall**

Overlooking the large westerly facing rear garden, radiator, telephone point, built-in double wardrobe with hanging rail, shelving and mirror sliding doors.

Bedroom 2 11'10" (3.61m) x 9'8" (2.95m)

Overlooking the rear garden, radiator, telephone point.

**Bedroom 3 10'11" (3.33m) x 9'4" (2.84m)**

Overlooking the large rear garden with distant views of the north Cardiff hills, radiator.

Bedroom 4 12'3" (3.73m) x 8'4" (2.54m) overall

Overlooking the quiet end of cul-de-sac, radiator, built-in double wardrobe with hanging rails, shelving and overhead storage.

**Bathroom 15'8" (4.78m) x 6'10" (2.08m) overall**

Large opaque window to the front, walk-in adapted shower area with Mira electric shower over, with fitted seat. Low level WC, ceramic wash hand basin with storage beneath, ceramic wall tiling to work surface surrounds, anti-slip cushion flooring, double radiator.

Front Garden

Open plan with a large section laid to lawn, small areas of established shrubbery, a long block paved drive continuing to the side of the property leading to the double garage set to the rear with access to the rear garden, the path continues to the entrance door with a partition wall on the front of the property, further pergola area to the front along the perimeter path, with additional side access.

**Rear Garden**

A superb 90ft westerly facing rear garden which catches the vast majority of the day's sun, as well as the setting sun, an initial large block paved patio area, with second area laid to stone chippings, a partitioning low level hedgerow leading onto a large lawn with established acer tree, further plants, flowers and shrubbery. External lighting, outside water tap.

Double Garage

With up-and-over door, power and lighting.

Directions

Travelling along Cyncoed Road away from the village, after some distance turn right into Cefn Coed Road, just before Cardiff Metropolitan University on the left hand side, hereon take the second turning right into Cefn Coed Avenue and the subject property can be found at the end of the cul-de-sac on the left hand side.