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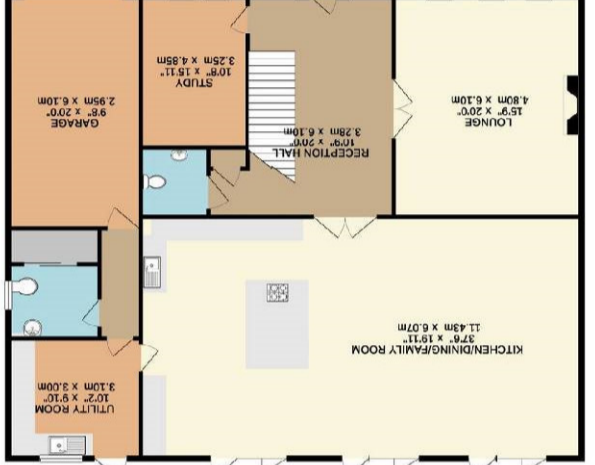
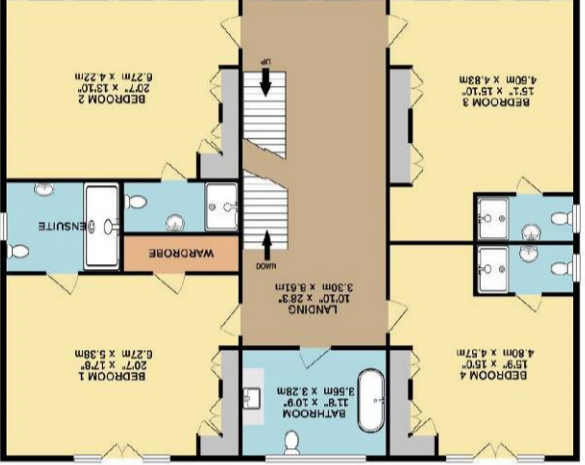


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions
Travelling along Cyncoed Road away from the village towards Penylan, turn left opposite a telephone box and post box into Hollybush Road. Thereon proceed towards the far end and the property will be found on the right hand side.

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) 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)
Council Tax Band: I (2022)
Ref: TF/4798677
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.



Handsome, Georgian style, high specification detached residence set in half acre grounds
44 Hollybush Road, Cyncoed, Cardiff. CF23 6TA



www.kelvinfrancis.com EPC Rating: B Price - £1,400,000

Handsome, Georgian style high specification modern executive detached family residence, built in 2010, arranged on three floors, providing generous size accommodation, with an in-and-out driveway, enjoying a magnificent 250ft sunny rear garden, set in grounds of half an acre. Portico, grand 20ft reception hall with galleried landings, cloakroom, 20ft lounge, sitting room, superb 38ft bespoke walnut fitted kitchen with integrated appliances, Silestone worktops, central island, laundry room, 24ft entertainments room, 5 bedrooms, 4 en suites plus stylish family bathroom. uPVC double glazing, gas central heating with under floor heating to the ground floor. Large patio relaxation area ideal for eating al fresco, with lawns. Integral garage with electronic door. Within Cardiff High School catchment, easy reach of all local amenities including highway access to A48 and M4 motorway. No chain. EPC Rating: B

Portico

Stone pillared portico, sheltered recess, slate flooring



Reception Hall 20'0" (6.1m) x 10'9" (3.28m)

Approached by a panelled front door with double glazed insert to upper part, matching side panels, leading onto an imposing and welcoming central hallway with visible galleried landing, oak staircase with spindles and banister, tiled flooring.

Lobby Area

Connecting door to garage.

Cloakroom

Stylish modern suite comprising low level WC, shaped vanity wash basin with cabinets below, matching medicine cabinets with pelmet lighting, tiled flooring, built-in cupboard housing Vaillant central heating boiler and hot water cylinder.

Laundry Room 10'2" (3.1m) x 9'10" (3m)

Comprising a wealth of base cupboards, attractive ceramic wall and floor tiling, radiator.

First Floor Landing 28'3" (8.61m) x 10'10" (3.3m) overall

Approached by an easy rising single flight staircase with oak newel post and banister, leading onto a galleried landing with two windows to front, quality oak flooring, radiator.



Bedroom 1 20'7" (6.27m) x 17'8" (5.38m)

Of generous proportions with Juliet balcony and eight inward opening double glazed doors enjoying views to the rear garden and surrounding area to the fore, range of quality fitted wardrobes along two sides with mirrored panel, radiator. Large walk-in wardrobe with cloaks rail and storage areas.

En Suite 1

Of excellent proportions comprising low level WC, shaped stone basin with matching top, drawers below, walk-in shower area with shower head and head attachment, quality ceramic wall tiling with border tile, radiator.

Cloakroom

Stylish modern suite comprising low level WC, shaped wash basin, cabinets below, attractive ceramic wall tiling with border, tiled flooring.



Lounge 20'0" (6.1m) x 15'9" (4.8m)

Overlooking the entrance approach, contemporary style granite fire surround with matching hearth, mantel, living flame coal effect gas fire, quality oak flooring, twin doors returning to reception hall.

Sitting Room 15'11" (4.85m) x 10'8" (3.25m)

Aspect to front, tiled flooring.



Bedroom 2 20'7" (6.27m) x 13'10" (4.22m)

Overlooking the entrance approach, radiator.

En Suite 2

Comprising low level WC, shaped wash basin with cabinets below, attractive ceramic wall and floor tiling, large shower head, radiator.

Bedroom 3 15'10" (4.83m) x 15'1" (4.6m)

Overlooking the entrance approach, feature arched recess with storage facility, door to ...

En Suite 3

Low level WC, shaped wash basin with cabinets below, shower head, quality ceramic floor and wall tiling, radiator.

Bedroom 4 15'9" (4.8m) x 15'0" (4.57m)

With Juliette balcony and inward opening double width patio doors overlooking the attractive rear garden and grounds, arched recess area with storage areas, radiator.

En Suite 4

Stylish en suite comprising low level WC, shaped wash basin with cabinets below, shower area with shower head, attractive ceramic wall and floor tiling, radiator.



Family Bathroom 11'8" (3.56m) x 10'9" (3.28m)

A spacious family bathroom comprising oval bath, low level WC, porcelain oval basin with granite display top with cabinets below, quality floor tiling, matching tiling to wet areas, radiator.



Kitchen/Family Room 37'6" (11.43m) x 19'11" (6.07m)

Truly impressive with three sets of tri-folding doors leading onto the delightful patio and rear garden, quality bespoke fitted kitchen in walnut, beneath Silestone worktop units, matching range of base and eye level wall cupboards with pelmets and borders, concealed lighting, attractive glazed display cabinets with glass shelving and lighting, quality tiling to worktop areas, integrated twin ovens, integrated microwave, integrated coffee machine, inset 1.5 bowl Franke sink with mixer tap, retractable waste bin holder, retractable larder stores, feature central peninsular island with five ring gas hob, circulating fan above, wealth of base cupboards with feature preparation area with hardwood surface, wealth of base cupboards, retractable waste bin, wine coolers and wine bottle store, ample space for breakfasting, opening to a bright family area with ample space for dining table, ceiling spotlighting.

On the Second Floor

Approached by an easy rising single flight staircase in hardwood with matching oak staircase and banister, leading onto a central landing area. Large walk-in storeroom with access to eaves storage.

Bedroom 5 24'4" (7.42m) x 10'2" (3.1m)

With two Velux windows to either pitches, quality flooring, two radiators.

Entertainments Room 24'3" (7.39m) x 15'0" (4.57m)

Ideal as a teenager's den with two Velux windows, two radiators, quality flooring.

Cloakroom 12'0" (3.66m) x 10'11" (3.33m)

Low level WC, shaped wash basin with cabinets below, ample space for dressing area, radiator, quality flooring.

Front Garden

With in-and-out driveway and entry gates, dwarf brick waling with railings to pavement line, leading onto a large tarmacadam forecourt with parking for numerous vehicles. Gate to side.

Garage 20'0" (6.1m) x 9'8" (2.95m)

Integral garage with up-and-over electronic door, power and lighting, connecting door to main residence.



Rear Garden

Truly delightful, being 250ft in depth approximate, large stone patio area with decorative balustrade surrounds, feature brick barbecue stand tiled cover. Central gates leading onto a large area of lawn with laurel borders and continuing to the far end. Useful tractor store. Ornamental gates to side leading to front. Outside water tap.