



Truly impressive family residence, set in a quarter of an acre plot.
99 Cyncoed Road, Cyncoed, Cardiff. CF23 6AE

www.kelvinfrancis.com EPC Rating: Expected Price - £1,150,000

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.
- 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)

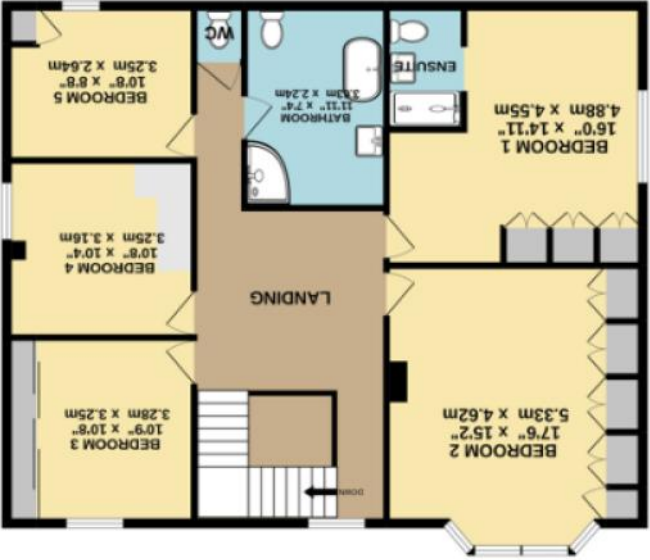
Ref: JP/CYS210066

Council Tax Band: I (2022)

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.

1ST FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA: 2940 sq.ft. (273.1 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 operating or efficiency can be given.

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GROUND FLOOR
1813 sq.ft. (168.4 sq.m.) approx.



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An imposing traditional Edwardian detached property, built circa 1912, offering excellent square footage with an abundance of Edwardian features, positioned on a quarter of an acre plot, set well back off Cyncoed Road, having an in-and-out feature driveway, just a short walk to Roath Park Lake and being within the school catchment for Lakeside Primary and Cardiff High School. Large entrance porch, beautiful central entrance hallway, bay fronted lounge, dining room, bay fronted sitting room, long kitchen/breakfast room, study, utility room, large workshop area and second smaller workshop area. Majority uPVC double glazing with feature period stained glass windows, gas central heating, built-in wardrobes, fitted Range style cooker, integrated dishwasher and fridge, an abundance of period features include coved ceilings, picture rails, dado rails, high level moulded skirting boards, wood flooring and exposed floor boards, and ornate wrought iron covered rear porch. Outside is a large front garden with in-and-out driveway, and an enclosed west facing garden to the rear with large decked relaxation area partially covered. EPC Rating: Expected

Entrance Porch 12'7" (3.84m) x 9'5" (2.87m)

Approached by solid timber double entrance doors with side screen and upper glazing, leading into a large porch with decorative coving and ceiling mould with picture rail, period skirting boards, radiator, glazed double doors leading into the entrance hallway.

Cloakroom/WC

Opaque window to front, ceramic floor tiling, radiator, low level WC, wall mounted ceramic wash hand basin with decorative tiled splashback and storage beneath, coved ceiling.



Study 13'0" (3.96m) x 8'5" (2.57m) overall

Overlooking the rear patio with double glazed door giving access, radiator, fitted desk top with storage beneath, coved ceiling, walkway into inner hall.

Inner Hall

Leading to the laundry room and hobbies room, radiator, cloaks area.

Utility Area

Window to rear, long room with eye level units and base units with drawers and round nosed worktops over, inset sink with drainer, plumbing and space for washing machine, space for tumble drier, space for upright fridge and freezer, shelving, ceramic floor tiling, floor standing Worcester heavy duty gas central heating boiler, ceiling mounted clothes drier with pulley.

Hobbies Room 15'7" (4.75m) x 11'11" (3.63m)

Formerly a garage now used as a workshop with an abundance of worktop space, high level double glazed window, radiator, lighting, door to second workshop room.

Workshop

Base units with worktop over, fitted shelving, cushion flooring.

First Floor Landing

A superb feature large galleried landing with spindle balustrade looking down over the entrance hallway, stunning large period stained glass picture window overlooking the rear garden with distant views of the north Cardiff hills, radiator, loft access, period coved ceiling, picture rails and high level moulded skirting boards.



Bedroom 1 16'0" (4.88m) x 14'11" (4.55m) overall

Aspect to the side, radiator, fitted bedroom furniture comprising of three double wardrobes and dressing table, period coved ceiling, picture rails and high level moulded skirting boards, built-in wall lighting, TV point, USB points, sliding door to ...

Entrance Hall 18'5" (5.61m) x 10'11" (3.33m) overall

A beautiful ornate original central hallway with original front leaded door with stained glass side screens leading to the original front of the property with arch design, radiator, feature fireplace with timber surround and tiled back and hearth, period coved ceiling, picture rail, door architrave surrounds and high level period skirting boards, original narrow herringbone style woodblock flooring, half turning spindle staircase to first floor landing, telephone point.



Lounge 17'11" (5.46m) x 17'1" (5.21m) overall

Bay window with shaped radiator below, overlooking the private rear terrace and garden, feature archway into an inglenook style recess with period stained glass window to the side, coal effect gas fire with timber surround on a marble hearth, TV point, oak flooring, period coved ceiling, picture rail and high level moulded skirting boards.



Dining Room 17'8" (5.38m) x 15'11" (4.85m) overall

Wide square bay window to the side, period fireplace with ornate double pillared timber surround, tiled back and hearth, working fireplace flanked with two windows overlooking the front garden, two radiators, stained exposed floor boards, period coved ceiling, picture rail and high level moulded skirting boards.

En Suite Shower Room

Opaque window to front, recently refurbished suite comprising a walk-in double shower with glazed sliding door, quality ceramic wall tiling, thermostatic shower controls with fixed rainfall style shower head and flexible handle, close coupled push button WC, sunken wash hand basin with storage beneath and tiled splashback, vanity mirror with built-in lighting, shaver point, heated chrome towel rail, ceramic floor tiling.



Bedroom 2 17'6" (5.33m) x 15'2" (4.62m) overall

Beautifully appointed room, feature bay window within an arched recess with wall panelling, overlooking the enclosed rear garden and distant views to the north Cardiff hills, built-in furniture comprising of four sets of double wardrobes with drawer units and further single wardrobe, dressing table and bedside drawer units, telephone point, period coved ceiling, picture rail and high level moulded skirting boards, TV point, bay shaped radiator, stripped and stained floor boards.

Bedroom 3 10'9" (3.28m) x 10'8" (3.25m) overall

Views as bedroom 2, radiator, period coved ceiling, picture rail and high level moulded skirting boards, USB points, built-in furniture comprising of two sets of double wardrobes with sliding door, half mirrored.

Bedroom 4 10'8" (3.25m) x 10'4" (3.15m)

Aspect to side, a fifth double bedroom with fitted wardrobes comprising of two singles, one double, overhead storage, bedside cabinet, double radiator, coved ceiling high level moulded skirting boards.

Bedroom 5 10'8" (3.25m) x 8'8" (2.64m)

Overlooking the large front garden and Cyncoed Road, radiator, built-in furniture with wardrobes, overhead storage and drawer units, coved ceiling, high level moulded skirting boards, radiator.



Sitting Room 16'4" (4.98m) x 13'6" (4.11m) overall

Bay window overlooking the rear terrace and private garden with shaped bay radiator beneath, period coved ceiling, picture rail, dado rail, high level moulded skirting boards, feature archway into an inglenook style recess with stained glass window to the sides, inset coal effect electric fire with pillared timber surround on a tiled hearth.



Kitchen/Breakfast Room 27'3" (8.31m) x 9'9" (2.97m) overall

Aspect to front, traditional cottage style wooden kitchen appointed along two sides comprising of eye level units, display cabinets, plate racks and base units with drawers and quality worktops over, inset Belfast sink with antique style mixer taps, granite worktop surrounds, grooved drainer, two period style Welsh dressers with an abundance of storage, wood effect tiled flooring, Range style cooker comprising a five burner gas hob with oven beneath and cooker hood above, ample space for breakfast table and chairs, period stained glass window to side, integral fridge, integrated dishwasher, opening and archway with one small step into office space come seating area.

Bathroom 11'11" (3.63m) x 7'4" (2.24m) overall

A superb, recently fully refurbished large bathroom comprising of a floor standing bath with floor mounted taps and flexible shower handle, mood lighting within the comprehensive ceramic wall tiling, contemporary plinth mounted wide wash hand basin with vanity cupboard and mirror above with built-in lighting, close coupled push button WC, additional storage cupboard, walk-in double shower quadrant with thermostatic shower controls and curved glazed shower screen, sunken drain within ceramic floor tiling, additional floor tiling to the remainder of the bathroom, heated chrome towel rail, stylish ceiling spotlights.

Separate WC

Close coupled WC, wall mounted wash hand basin with storage beneath, ceramic wall tiling to half height, ceramic floor tiling, ceiling spotlights.

Front Garden

A large frontage with small stone boundary wall, large central area laid to lawn with established tree having a Tree Preservation Order, a long keyblock in-and-out driveway leads to the front of the property sweeping around the central lawn area, leading to the entrance door, large tiled covered entrance porch, side gate to the rear garden and tree lined boundaries.



Rear Garden

Large balustrade decking area, partially covered with the original wrought iron framed and ornate covered porch, flanked by patios with small retaining wall leading onto the lawned garden, screened with trees and hedgerow boundaries to all sides, timber garden shed, gated access from the front, outside lighting, external heater, outside power points, further patio space, path to a pergola covered with natural vines. The garden is west facing which catches the majority of the day sun and setting sun.