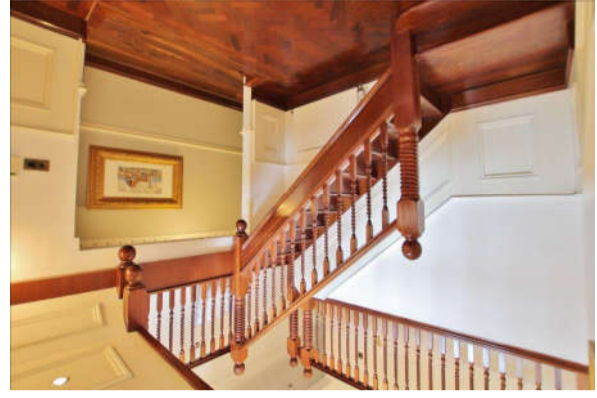




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All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

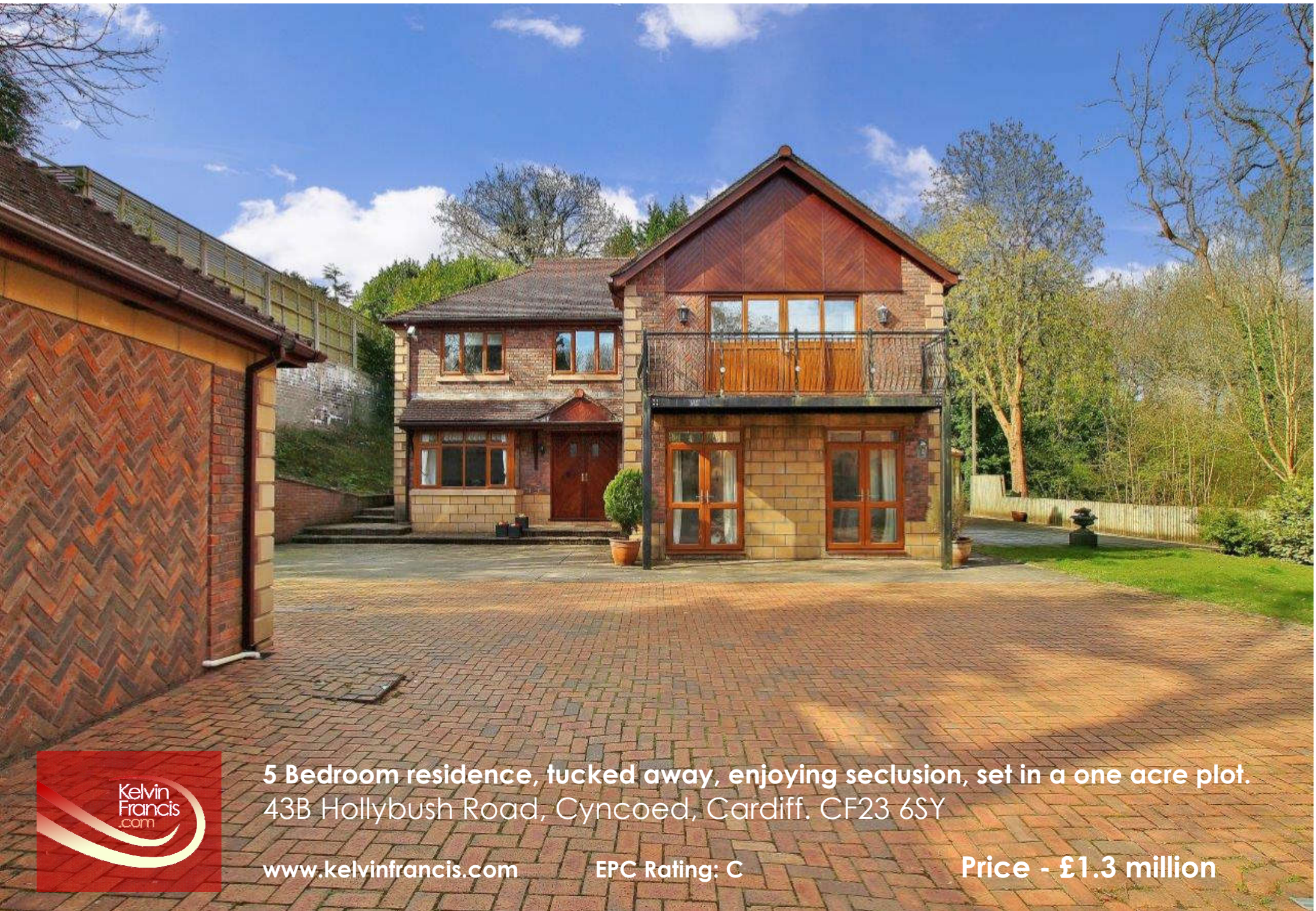
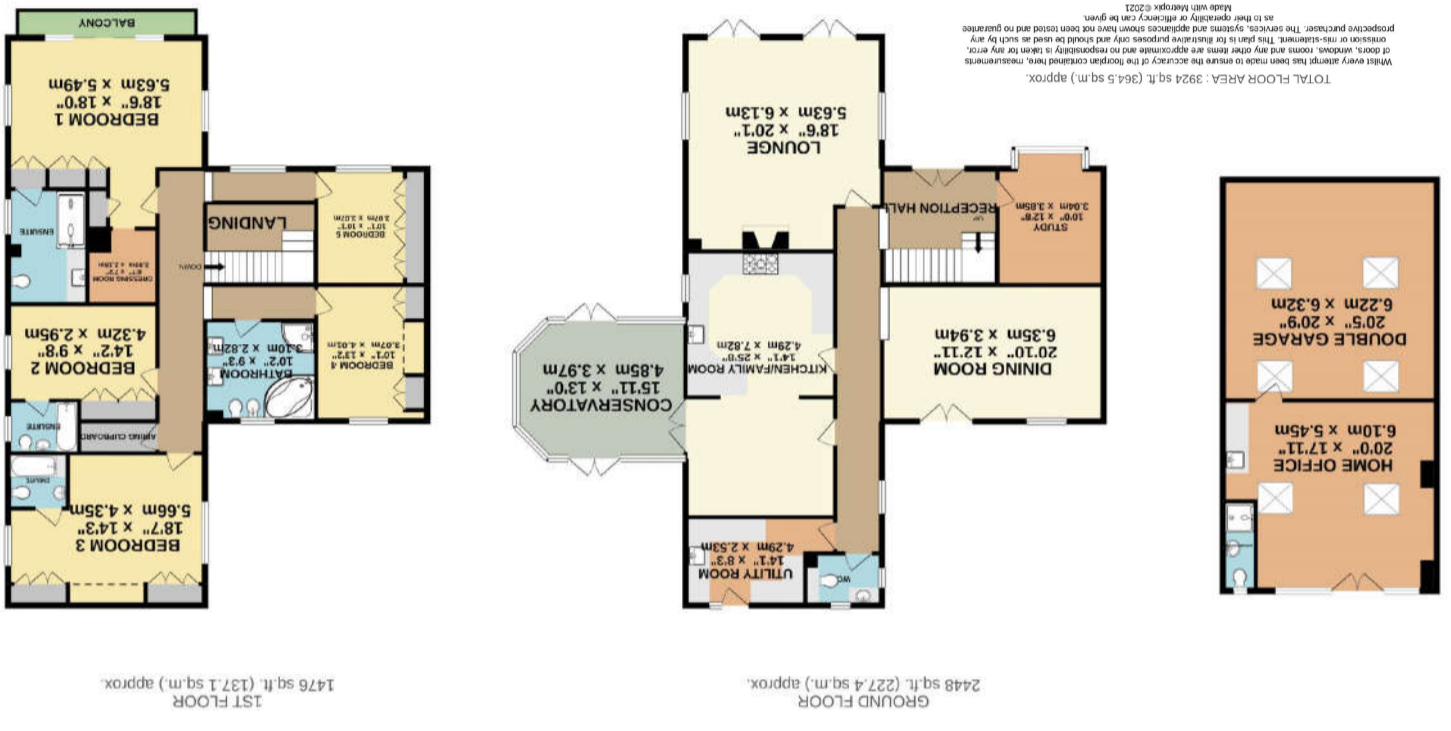
Viewing strictly by prior appointment.

Council Tax Band: I (2021)

Ref: TF/4904446

Tenure: Freehold (Vendors Solicitor to confirm)

Viewers Material Information:
 (1) Nearest Planning Application: Hollybush House, Hollybush Road, Cyncoed, Cardiff, CF23 6SY. Renewal of planning permission for construction of four detached dwellings (Planning Application No: 13/00945/DCCO) dated 6th Jan 2020.
 (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.



5 Bedroom residence, tucked away, enjoying seclusion, set in a one acre plot.
 43B Hollybush Road, Cyncoed, Cardiff. CF23 6SY



www.kelvinfrancis.com

EPC Rating: C

Price - £1.3 million

Exceptionally spacious and well proportioned modern detached family residence with front veranda, tucked away in a private road, just off Hollybush Road, enjoying seclusion and tranquillity, set in grounds of just over an acre (mostly woodland), being within Cardiff High School catchment, a short distance to all local amenities and within easy reach to M4/M48 highway links. Grand reception hall, woodblock flooring, cloakroom, 20ft lounge, 20ft elegant dining room, study, spacious 25ft fitted kitchen/family room, conservatory, 5 double bedrooms, 3 en suites plus family bathroom. uPVC double glazing, gas central, fitted wardrobes. Much use of natural woods including woodblock flooring. Attractive patio areas, lawns and woodland area, with nature on the doorstep. Double garage with versatile home office/gym. No chain. EPC Rating: C

Ground Floor
Entrance Porch

Cantilevered tiled porch with lighting.

Reception Hall

Twin panelled doors leading onto a welcoming central hallway with newel posts and rope carved spindles, visible galleried landing, woodblock flooring, radiator. Deep inner hallway, radiator.

Cloakroom

Staffordshire Charlotte suite comprising shaped wash basin with cabinets below, high level WC, ceramic wall tiling to half height, tiled flooring, radiator.



Lounge 20'1" (6.12m) x 18'6" (5.64m) max

Of excellent proportions with two sets of French doors leading to the front covered veranda, additional double glazed windows to the side, feature French style stone fire surround with hearth, gas fire, decorative cornice ceiling, two radiators.



Dining Room 20'10" (6.35m) x 12'11" (3.94m)

Spacious elegant dining room, double glazed French doors leading to the rear patio, attractive wall panelling with dado rail, cornice ceiling, marble tiled flooring, two radiators.

Study 12'8" (3.86m) x 10'0" (3.05m) into bay

Overlooking the entrance approach, wall panelling to half height, coved ceiling with picture rail, natural wood flooring.



Kitchen/Family Room 25'8" (7.82m) x 14'1" (4.29m) overall
Well-appointed along four sides with marble tiled worktop surfaces with matching splashbacks, inset stainless steel sink with mixer tap, matching range of base and eye level wall cupboards with pelmets and borders, concealed lighting, five-ring Falcon range-style cooker with ovens below, circulating fan above, integrated dishwasher with matching front, two bright windows to side, tiled flooring, large opening to family/dining area with tiled flooring, feature wall panelling from dado height, ceiling spotlighting, two panelled radiators, tiled flooring, ample space for breakfasting table.



Conservatory 15'11" (4.85m) x 13'0" (3.96m) max

Of excellent proportions having two sets of patio doors leading to the delightful patios, tiled flooring, two radiators.

Laundry Room 14'1" (4.29m) x 8'3" (2.53m)

Range of base and eye level wall cupboards in oak finish beneath matching lipped worktop surfaces, Belfast style porcelain sink with mixer tap, twin wall mounted gas central heating boilers, plumbing for automatic washing machine, integrated freezer with matching front, ceramic wall tiling to worktop areas, panelled radiator, tiled flooring.



First Floor

Approached via an easy rising staircase with rope spindles, leading to a galleried landing, tall cornice decorative ceiling, two radiators. Large walk-in airing cupboard housing hot water cylinder with shelving.



Principal bedroom 1 18'6" (5.64m) x 18'0" (5.49m) max

Overlooking the entrance approach with Juliet style sliding doors leading onto the front veranda, additional windows to side, range of fitted wardrobes, dressing room area (7' 2" x 6' 7" max), natural floor boarding, two radiators.

En-Suite

Comprising low level WC, porcelain wash basin with polished granite top, cabinets below, Acomo shower with water jets and glazed shower screen doors, tiled flooring, ceramic wall tiling, radiator.

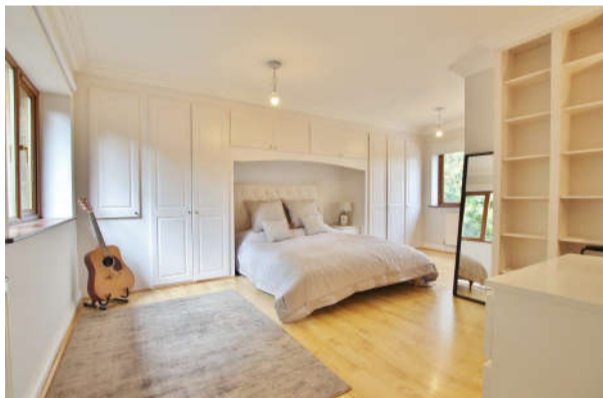


Bedroom 2 14'2" (4.32m) x 9'8" (2.95m)

Aspect to the woodlands, built-in fitted wardrobes to one side, panelled radiator.

En-Suite 2

Chatsworth white suite comprising low level WC, pedestal wash hand basin, panelled bath with pivoting jets, glazed shower screen panel, ceramic wall tiling with border and dado tiles, radiator.



Bedroom 3 18'7" (5.66m) x 14'3" (4.34m) max

Windows to two elevations, range of fitted wardrobes to one side with double bed recess, two radiators.

En-Suite 3

White modern suite comprising pedestal wash hand basin, shaped panelled bath with shower head and shower pivoting jets, glazed shower screen panel, low level WC, heated towel rail with radiator, tiled flooring, ceramic wall tiling to all sides with border and dado tile.

Bedroom 4 13'2" (4.01m) x 10'1" (3.07m)

Aspect to rear, range of fitted wardrobes to one side with dressing table recess, radiator, natural floor boarding.

Bedroom 5 10'1" (3.07m) x 10'1" (3.07m)

Aspect to the entrance approach, a good size fifth bedroom, range of fitted wardrobes to one side, panelled radiator.



Family Bathroom 10'2" (3.1m) x 9'3" (2.82m)

Spacious 6-piece suite comprising his'n'hers pedestal wash hand basins by Chatsworth, low level WC, bidet, shaped corner bath with jets, large corner shower cubicle, glazed shower screen panels, ceramic wall tiling, tiled flooring, heated towel rail.



Gardens

Front & Side

Approached via decorative metal gates leading to 43B & 43C Hollybush Road. Long and wide keyblock driveway with parking for numerous vehicles, continuing onto a stone paved wide area. Area of lawn to side and continuing onto another large paved patio relaxation area with woods to the side. Paved area to rear. The property stands in grounds of just over one acre which include the woodlands to the side (with Tree Preservation orders).

Double Garage 20'9" (6.32m) x 20'5" (6.22m)

Detached double garage with up-and-over access door, power and lighting, plumbing for washing machine, connecting door to rear home office/gym room.



Home Office/Gym Room 17'11" (5.46m) x 20'0" (6.1m)

Ideal as a home office or gym, dependent on needs. Double glazed doors and side screens overlooking the entrance area, limestone tiled flooring with matching skirting boards, tall vaulted ceilings with monitors, electric heating, kitchenette area with integrated dishwasher, mixer tap, integrated washing machine, space for upright fridge/freezer, double glazed window to side.

Cloakroom/Shower Room

Comprising low level WC, stylish wash basin, shower cubicle, glazed shower screen panels, ceramic tiling to half height, marble tiled flooring.