



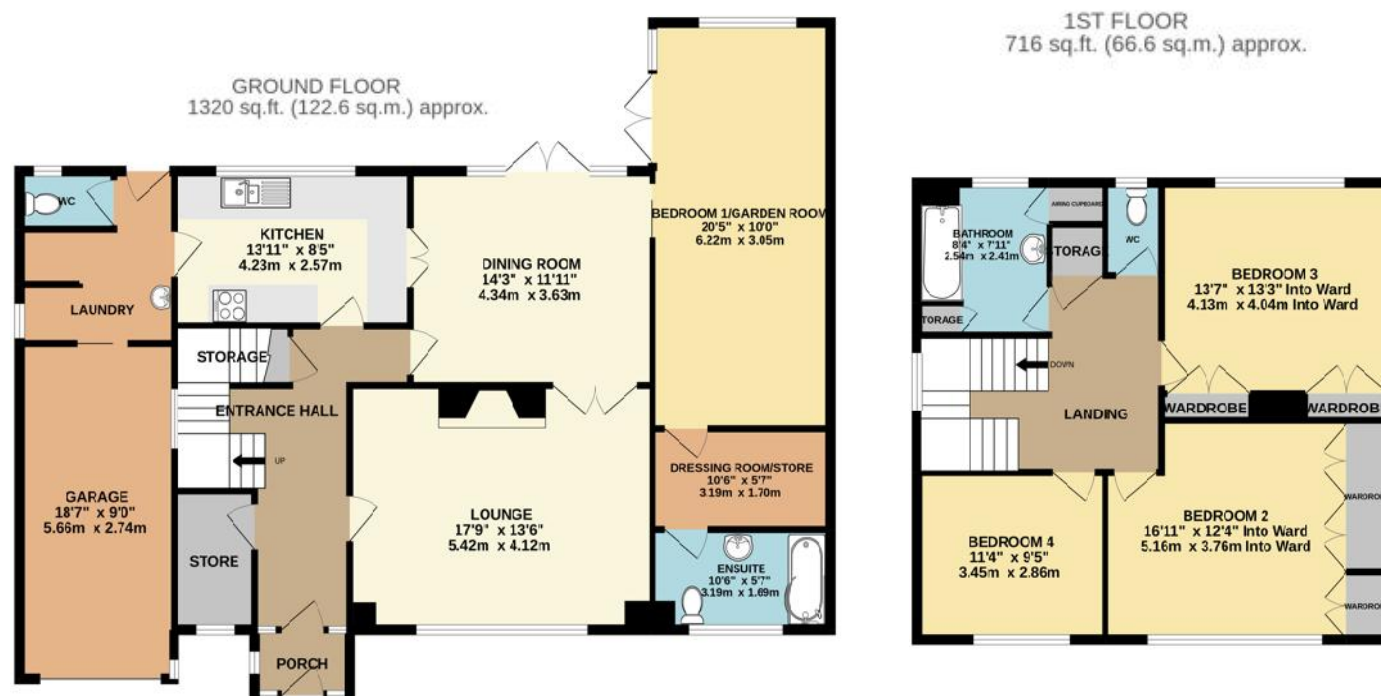
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36 Hollybush Road, Cyncoed, Cardiff. CF23 6TA



TOTAL FLOOR AREA : 2036 sq.ft. (189.2 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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2021-2022

Beautifully refurbished and presented detached residence, set on a generous size plot of just under quarter of an acre, having a deep 75ft front cobble style front garden and a 63ft professionally landscaped rear garden, convenient for all local amenities and being within Cardiff High School and Rhydyneu Primary School catchment. Porch, central hall, lounge, dining room, fitted kitchen, versatile ground floor garden room/bedroom 1, en-suite and dressing room, laundry room and WC, 3 further first floor bedrooms, quality bathroom with separate WC. High standard of finishes throughout including uPVC double glazing, gas central heating, burglar alarm and fitted wardrobes. Professionally landscaped gardens, well stocked with mature shrubs and plants, featuring an irrigation system. Garage with electronic door. No chain. EPC Rating: C

Price: £875,000



Entrance Porch

Approached via a composite secure front door with obscure double glazed inserts to centre part, matching side panels, leading onto an entrance vestibule area, marble finish tiled flooring and skirting, double glazed window to side.



Reception Hall

Approached via a composite secure door with decorative double glazed insert to centre part, leading onto a welcoming and wide central hallway with full turning staircase, visible landing, radiator, deep storage cupboard under stairs recess with shelving.

Hanging Coates Storeroom

With ample space for hanging coats, useful book shelving with storage compartments, double glazed window to front.



Lounge 13'6" (4.11m) x 17'9" (5.41m)

Overlooking the entrance approach, feature tiled fireplace and hearth, two panelled radiators. Glazed twin doors to dining room.



Dining Room 11'11" (3.63m) x 14'3" (4.34m)

With double glazed French doors leading to the attractive rear patio with matching side screens, double serving hatch to kitchen, radiator.



Garden Room/Bedroom 1 20'5" (6.22m) x 10'0" (3.05m)

A versatile area overlooking the rear garden with French doors leading to the patio, ideal as a garden room or bedroom, dependent on needs, two panelled radiators, quality flooring.

Dressing Room/Store Room 5'7" (1.7m) x 10'6" (3.2m)



En-Suite

En-Suite comprising low level WC, pedestal wash hand basin, P-shaped panelled bath with semi-circular side screen, ceramic wall tiling to wet areas, panelled radiator.



Kitchen 13'11" (4.24m) x 8'5" (2.59m)

Modern kitchen comprising high gloss base and eye level wall cupboards beneath lipped worktop surfaces, inset 1.5 bowl sink with drainer and mixer tap, inset four-ring electric hob with circulating fan above and oven below, breakfasting bar, ceramic tiling to worktop areas, radiator, pleasing aspect to the rear garden.

Laundry Room 8'11" (2.47m) x 8'8" (2.68m) maximum

With plumbing for washing machine, wash hand basin, wall mounted Vaillant gas central heating boiler, connecting door to garage, timber panelled door to rear garden.

Cloakroom

Comprising of low level WC.

First Floor

Approached via an easy rising full turning staircase with double glazed window to side leading to a large landing area, access to loft, built-in linen cupboard with shelving.



Bedroom 2 12'4" (3.76m) x 16'11" (5.16m) Into Wardrobe

Overlooking the entrance approach, range of fitted wardrobes to one side with bevelled mirrored centre panels, matching bedside cabinets and drawers, panelled radiator.



Bedroom 3 13'3" (4.04m) x 13'7" (4.14m) Into Wardrobe

Aspect to the rear garden, panelled radiator, built-in wardrobes with cloaks rail and shelving, storage cupboards above.

Bedroom 4 11'4" (3.45m) x 9'5" (2.87m)

Overlooking the entrance approach, radiator.



Family Bathroom

Stylish white suite comprising pedestal wash hand basin, panelled bath, attractive ceramic tiling to wet areas, radiator, heated towel rail,

built-in airing cupboard housing hot water cylinder with shelving, additional medicine store cupboard. Separate low level WC.

Gardens Front

Pleasant front garden ornamentally laid having dwarf brick walling to pavement line, cobble style keyblock driveway and forecourt, 75ft deep with parking for numerous vehicles, well stocked with shrubs and plants, enjoying a wide frontage to Hollybush Road.



Rear Garden

Over 63ft in depth having a wide patio area leading onto areas of shaped lawn, well stocked with flowering shrubs and plants, backing onto woodland. Outside water tap, outside power. Timber garden shed. Keyblock cobble style path to side with gate.

Garage 18'7" (5.66m) x 9'0" (2.74m)

With up-and-over electronic door, power and lighting, connecting door to the main residence.

Directions

Travelling along Cyncoed Road away from the village towards Penylan, turn left opposite the telephone box and post box into Hollybush Road. Thereon, follow the road and as it bends mid-way, the property will be found a short distance 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) 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: TF/CYS220448

Council Tax Band: H (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.