

Situated within easy driving distance of the A48. Roath Park with all its amenities is within walking distance. It is in the catchment area for Cardiff High School and Lakeside Primary School.



154 Cyncoed Road  
Cyncoed  
Cardiff CF23 6BP

Accommodation Briefly Comprises: \*Lounge \*Dining Room \*Conservatory  
\*Kitchen/Breakfast Room \*Cloakroom/WC \*Four Bedrooms \*Study  
\*Bathroom/WC \*Shower Room \*Gardens \*Integral Garage \*No Chain

**PRICE: £375,000 or offer**

**Location**

Situated within easy driving distance of the A48. Cardiff City Centre is approximately two and a half miles away. Roath Park with all its amenities is within walking distance. It is in the catchment area for Cardiff High School and Lakeside Primary School.

**Ground Floor****Entrance Porch**

With double doors. Tiled walls. Tiled floor.

**Entrance Hall 16'2 x 7'**

Half leaded coloured front door with secondary double glazing. Laminate floor. Radiator. Dado rail. Plate rack. Coving.

**Dining Room 18' x 12'3"**

Wood block floor. Radiator. uPVC double glazed window. Picture rail. Coving. Spotlights.

**Lounge 15'11" x 12'4"**

Wood block floor. Feature pebble fireplace set on marble hearth. Picture rail. Radiator. uPVC double glazed French doors to:

**Conservatory 11'11" x 8'5"**

uPVC double glazed windows. French doors leading to rear garden. Laminate floor. Spotlights.

**Kitchen/Breakfast Room - L-Shaped 14' x 12'**

Base and eye level units. Work tops. One and a half bowl Schock sink unit with mixer tap. Siemens electric double oven. Siemens stainless steel Extractor hood. Neff Microwave. Siemens 4 ring induction hob. Siemens dishwasher. Two uPVC double glazed windows. Spotlights. Built-in dresser. Part Amtico floor. Underlighting. China cabinet. Radiator. Floor fan heater. Plumbed for washing machine. Wall mounted Baxi gas fired central heating boiler.

**Lobby**

Tiled floor. Access to side.

**Pantry****Cloakroom/WC**

Low level WC. Wash hand basin. Tiled floor. Spotlights. Electric radiator.

**First Floor****Landing**

Dado rail. Access to loft.

**Bedroom One 17'6" (into bay) x 12'3"**

uPVC double glazed window. Radiator. Picture rail. Coving.

**Bedroom Two 15'6" x 12'4"**

Fitted cupboard. uPVC double glazed window. Picture rail. Radiator.

**Bedroom Three 13'4" x 9'10"**

Fitted wardrobes to one wall. uPVC double glazed window. Radiator. Dado rail.

**Bedroom Four 11'7" x 9'7"**

uPVC double glazed window. Radiator. Picture rail.

**Study 8'6" x 5'6"**

uPVC double glazed window. Radiator. Dado rail. Airing cupboard.

**Bathroom/WC**

Panelled bath. Pedestal basin. Low level WC. Tiled walls. Radiator. uPVC double glazed window. Spotlights.

**Shower Room**

Shower cubicle with Mira electric shower. Tiled walls.

**Outside****Integral Garage 17'2" x 8'4"**

With roller door.

**Gardens****Front garden**

Brick paved driveway. Lawn with borders, trees and shrubs.

**Rear Garden**

Enclosed with lawned area and paved patio. Garden shed. Trees, shrubs and bushes.

**Tenure**

Freehold

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