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A brand new, detached house situated in this popular position just off Cyncoed Road.



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5a Cyncoed Place  
Cyncoed  
Cardiff CF23 6SG

Accommodation Briefly Comprises: \*Cloakroom/WC \*Living Room \*Sitting Room \*Kitchen/Breakfast Room \*Utility Room \*Four Bedrooms \*En Suite Shower Room \*Bathroom \*Gardens \*Integral Garage

**PRICE: £449,950 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 Rhydypenau Primary School.

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

Tiled floor. uPVC double glazed front door. Radiator. Coving.

**Entrance Hall**

Two radiators. Coving. Door to Garage.

**Cloakroom/WC**

Low level WC. Wash hand basin with splashback tiling. Tiled floor.

**Living Room 13'7" x 11'10"**

Radiator. uPVC double glazed window. Coving.

**Kitchen/Breakfast Room 27'2" x 11'9" (max)**

Base and eye level cupboards. White one and a half bowl sink unit with mixer tap. Granite worktops. Necht 4 ring gas hob. Necht stainless steel cooker hood. Necht electric oven. Necht built-in dishwasher. Part tiled walls. Tiled floor. Radiator. uPVC double glazed window. Coving. Spotlights. Opening to:

**Sitting Room Area 12'3" x 11'5"**

Tiled floor. Radiator. uPVC double glazed window. uPVC double glazed French doors to rear garden. Coving.

**Utility Room 5'3" x 5'3"**

One and a half bowl stainless steel sink unit with mixer tap. Working tops. Part tiled walls. Tiled floor. Plumbed for washing machine.

**First Floor****Landing**

Radiator. Airing cupboard.

**Bedroom One 19'2" x 11'7"**

Radiator. uPVC double glazed sliding patio door leading to decked area overlooking rear garden and view of Caerphilly Mountains.

**Bedroom Two 16'11" x 13'4"**

Two Radiators. Two uPVC double glazed window.

**Bedroom Three 13'7" x 11'11"**

Radiator. uPVC double glazed window.

**Bathroom/WC**

Panelled bath, shower cubicle with mains shower, pedestal basin and low level WC. Tiled floor. Half tiled walls. Radiator. uPVC double glazed window. Spotlights.

**Second Floor****Landing**

uPVC double glazed window. Radiator. Storage cupboard.

**Bedroom Four 18' (max) x 13'9"**

Radiator. uPVC double glazed window Spotlights. Two walk-in storage cupboards with radiators.

**En Suite Shower Room/WC**

Shower cubicle with mains shower over, pedestal basin and low level WC. Tiled walls. Tiled floor. Radiator. uPVC double glazed window.

**Outside****Rear Garden**

Mainly lawned with decked area.

**Front garden**

Laid to brick pavia

**Integral Garage 16' x 8'2"**

Roller shutter door. Wall mounted Ferroli gas fired central heating boiler.

**Tenure**

Freehold

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