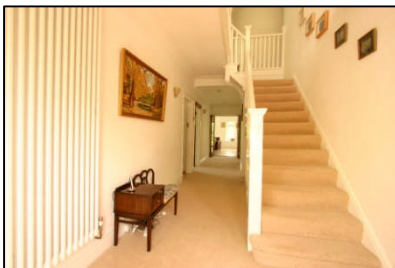


A spacious, extended, double fronted, double bayed, detached house in a large corner plot, which has been modernised by the present owners.



6 Llangorse Road  
Cyncoed  
Cardiff CF23 6PE

Accommodation Briefly Comprises \*Entrance Hall \*Lounge \*Dining Room  
\*Study \*Family Room \*Kitchen/Breakfast Room \*Utility Room \*Five  
Bedrooms \* Family Bathroom \*En-Suite \* Detached Garage

**PRICE: £885,000 or offer**

**Location**

Situated within the catchment area for Cardiff High School and Rhydypenau Primary School. Roath Park with all its amenities is nearby. Local shops situated at Wellfield Road/Albany Road. Access to the Eastern Avenue is a short driving distance away.

**Ground floor****Entrance Hall 31'8" x 7'10"**

Hardwood double glazed front door with double glazed side panels. Understairs storage cupboard. Spotlights. Radiator. Coving.

**Shower Room/WC**

Shower cubicle with multi-jet system, wash hand basin and low-level WC. Tiled floor. Tiled walls. Heated towel rail. Spotlights. Stripped pine door.

**Lounge 19'9" into bay x 15'4" into inglenook**

Tiled fireplace with fitted gas fire with tiled hearth. uPVC double glazed bay window. Two coloured leaded side windows. Double panelled radiator. Stripped pine door.

**Dining Room 19'9" into bay x 12'6"**

Tiled fireplace. uPVC double glazed bay window. Two coloured leaded uPVC double glazed side windows. Double panelled radiator. Coving. Stripped pine door.

**Study 12'4" x 12'2"**

uPVC double glazed window. Double panelled radiator. Stripped pine door.

**Family Room 23' X 14'5"**

Marble tiled floor with underfloor heating. uPVC double glazed bay window. Two radiators. Spotlights. uPVC folding French doors leading to paved patio area. Sliding doors leading to:

**Kitchen/Breakfast Room 22'4" X 11'9"**

Stainless steel sink unit set in granite work top with mixer tap. Base and eye level cupboards with granite work tops. Externally vented cooker hood. Plumbed for dishwasher. Centre Island with granite top. Tiled floor with underfloor heating. Spotlights. uPVC double glazed folding French doors heading to paved patio area. Radiator.

**Utility Room 10' max x 9'11"**

Stainless steel sink unit with mixer tap. Base and eye level cupboards with work tops. Plumbed for automatic washing machine. Tiled floor. Ferroli wall mounted gas fired central heating boiler. Radiator. Spotlights. uPVC double glazed window. uPVC double glazed rear door.

**First floor****Landing**

uPVC double glazed coloured leaded landing window. Radiator. Access to loft. Airing cupboard with hot water cylinder.

**Bedroom One (rear) 24'2" into bay x 14'6"**

Two radiators. uPVC double glazed bay window. uPVC double glazed French doors and side panels with Juliet Balcony. Spotlights. Stripped pine door.

**En-Suite Shower Room/WC**

White bath set in tiled surround. Walk-in Matki mains shower with double jet, pedestal basin and low-level WC. Tiled floor. Tiled walls. Heated towel rail. Spotlights.

**Bedroom Two (front) 20'3" into bay x 15'5" into inglenook**

With a range of fitted wardrobes to one wall with some mirror fronted. uPVC double glazed bay window. Two coloured leaded uPVC double glazed side windows. Double panelled radiator. Coving. Stripped pine door.

**Bedroom Three (front) 19'11" x 12'6"**

With a range of fitted wardrobes to one wall some with glass fronts. uPVC double glazed bay window. Two coloured leaded side windows. Double panelled radiator. Coving. Stripped pine door.

**Bedroom Four (rear) 16'2" x 10'10"**

uPVC double glazed French doors and side panels with Juliet Balcony. Double panelled radiator. Spotlights. Stripped pine door.

**Bedroom Five (side) 12'6" x 11'6"**

uPVC double glazed window. Double panelled radiator. Stripped pine door.

**Family Bathroom/WC**

Built-in Jacuzzi bath, shower cubicle with multi-jet system, pedestal basin and low-level WC. Tiled floor. Tiled walls. Spotlights. Heated towel rail. Stripped pine door.

**Outside****Detached Garage 32' X 9'****Gardens**

Front, side and rear gardens with lawns, borders, trees and shrubs. Security lighting.

**Tenure**

Freehold

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