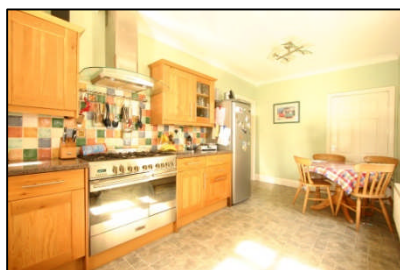
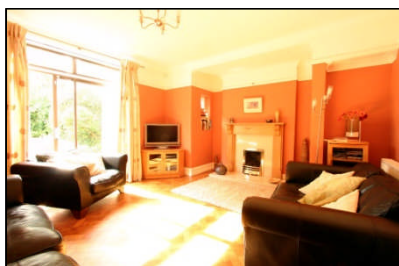


A substantial and beautifully modernised double bayed detached house situated in this quiet road with a South-facing rear garden.



24 Llyswen Road
Cyncoed
Cardiff CF23 6NH

Accommodation Briefly Comprises: *Entrance Hall *Cloakroom/WC *Dining Room *Lounge *Kitchen/Breakfast Room *Four Bedrooms *En suite *Family Bathroom *Garage *Gardens

PRICE: £615,000 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 Rhydypenau Primary School.

Ground floor**Entrance Porch**

Double doors and quarry tiled floor.

Entrance Hall 14' x 10'11"

Oak block flooring. Double panelled radiator. Understairs storage. Plate rack picture rail. Coving.

Cloakroom/WC

Low level WC. Wash hand basin set in vanity unit. uPVC double glazed window. Part tiled walls and ceramic tiled floor.

Lounge 16' x 13'10"

Sliding patio door leading to garden, oak block flooring. Living flame gas fire with polished stone back and hearth and oak surround. Decorative stained glass window. Picture rail. Double panelled radiator. Wall lights.

Dining Room 16'4" x 14'

uPVC double glazed bay window. Oak block flooring. Picture rail. Double panelled radiator. Second door way leading to kitchen.

Kitchen/Breakfast Room 17'4" x 9'4"

Range of base and eye level cupboards. Work tops. Integral dish washer. Stainless Steel range style oven. Stainless Steel and glass oven hood. Stainless Steel one and half bowl sink with drainer and mixer tap. Three uPVC double glazed windows. Coving. Double panelled radiator. Part tiled walls. Pantry space and rear lobby.

First floor**Landing**

Hardwood double glazed leaded light window. Airing cupboard.

Bedroom One (rear) 14'1" x 10'11"

Hardwood double glazed window. Two double glazed leaded side window. Fitted wardrobes. Picture rail. Radiator.

En Suite Shower Room/WC

Double Shower cubicle with mains shower over, feature wash hand basin set in vanity unit and low level WC. Ceramic tiled floor. Tiled walls. Spotlights. Heated towel rail. uPVC double glazed window. Underfloor heating.

Bedroom Two (front) 16' (into bay) x 13'11"

Hardwood double glazed window. Radiator. Picture rail.

Bedroom Three (front) 11' x 9'1"

uPVC minstrel style window. Double panelled radiator. Picture rail. Coving.

Bedroom Four (rear) 8'11" x 7'8"

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

Family Bathroom/WC

Panel bath with electric shower over. Low level WC. Pedestal basin. Heat towel rail. Spot lights. Two uPVC windows. Part tiled walls. Ceramic tiled walls.

Outside**Garage**

Worcester wall mounted gas fired central heating boiler.

Gardens

Front with off-street parking for at least two cars.

Rear mainly lawned with borders, trees and shrubs. Patio area.

The property benefits from solar collection panels on the roof that contributes to the heating of the hot water.

Tenure

Freehold

PLEASE NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these details does not imply that they are in full and/or efficient working order.