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An extended and beautifully finished, double bayed, semi-detached house within walking distance of Cyncoed Village.



5 Sherborne Avenue
Cyncoed
Cardiff CF23 6SJ

Accommodation Briefly Comprises: *Entrance Porch *Entrance Hall
*Cloakroom/WC *Lounge *Sitting Room *Large Kitchen/Breakfast Room
*Five Bedrooms *En Suite Shower Room/WC *Bathroom/WC *Gardens
*Detached Coach-house with Shower Room/WC

Rent: £1,450 pcm

Location

Situated off Cyncoed Road, which is in the catchment area for Rhydypenau Primary School and Cardiff High School. Local shops are in Cyncoed Village. Access to the A48 is a short driving distance away.

Ground floor

Entrance Porch

Half tiled walls.

Entrance Hall 21'2" x 6'1"

Wood block floor. Radiator. Coving. Picture rail. Understairs storage cupboard.

Cloakroom/WC

Low level WC. Wash hand basin. Tiled floor. Half tiled walls. Baxi gas fired central heating boiler.

Lounge 13' (into bay) X 12'7"

Marble effect fireplace with fitted coal effect gas fire. Wood block floor. uPVC double glazed window. Picture rail. Coving.

Sitting Room 12'9" x 11'4"

Wood block floor. Picture rail. Radiator. Opening to:

Kitchen/Breakfast Room 19' X 18'7"

Base and eye level cupboards. Working tops. One and a half bowl stainless steel sink unit with mixer tap. Ariston 4 ring gas hob. Ariston double oven. Smeg dishwasher. Built-in fridge. Built-in freezer. Plumbed for washing machine. Part tiled walls. Two uPVC double glazed windows. Laminate floor. uPVC double glazed French doors leading to rear garden. Spotlights. Feature roof.

First floor

Landing

uPVC double glazed window. Radiator. Access to loft. Coloured leaded landing window.

Bedroom One 12'10" (into bay) X 11'6"

UPVC double glazed window. Radiator. Picture rail. Built-in cupboard.

Bedroom Two 12'11" x 11'4"

uPVC double glazed window. Radiator. Built-in wardrobe. Picture rail.

Bedroom Three 11'11" x 9'1"

uPVC double glazed window. Radiator.

Bedroom Four 7'11" x 7'4"

uPVC double glazed window. Radiator. Picture Rail. At present currently being used as a utility room. Plumbed for automatic washing machine.

Family Bathroom/WC

Panelled Jacuzzi bath. Shower cubicle with mains shower. Pedestal basin. Low level WC. Travertine tiled walls. uPVC double glazed window. Heated towel rail. Spotlights.

Second floor**Landing**

uPVC double glazed window.

Bedroom Five 13'6" x 11'5"

uPVC double glazed window. Range of fitted wardrobes to one wall. Radiator. Spotlights.

Dressing Room 6'3" x 6'3"

Double glazed Velux window. With sloping ceiling.

En Suite Shower Room/WC 13'9" x 6'5"

Two double glazed Velux windows. Shower cubicle with mains shower. Wash hand basin set on vanity unit. Low level WC. Travertine tiled walls. Spotlights. Storage off.

Outside**Gardens****Front garden**

Mainly lawned

Rear Garden

Paved area with lawn, borders and shrubs. Raised decked area. Garden shed.

Side Garden

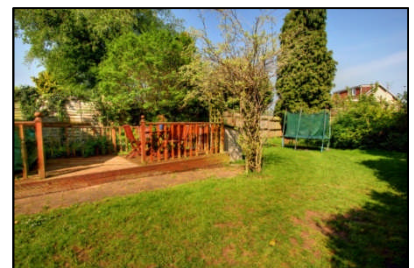
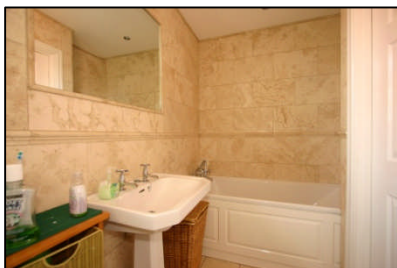
Enclosed with lawn, borders and shrubs.

Coach House 10' x 8'5" (originally the garage)


Two sets of uPVC double glazed French doors. Double panel radiator. Laminate floor. Spotlights.


En Suite Shower Room/WC 8'5" x 4'2"

uPVC double glazed window. Shower cubicle with mains shower. Wash hand basin set in vanity unit. Low level WC. Part tiled walls. Radiator. Wall mounted Worcester gas fired boiler.

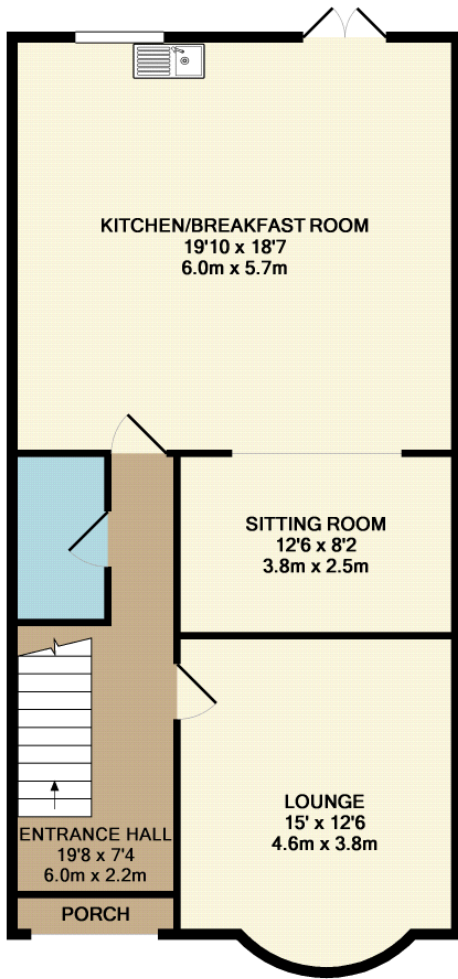


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 RRN: 0884-2863-6442-9129-3825

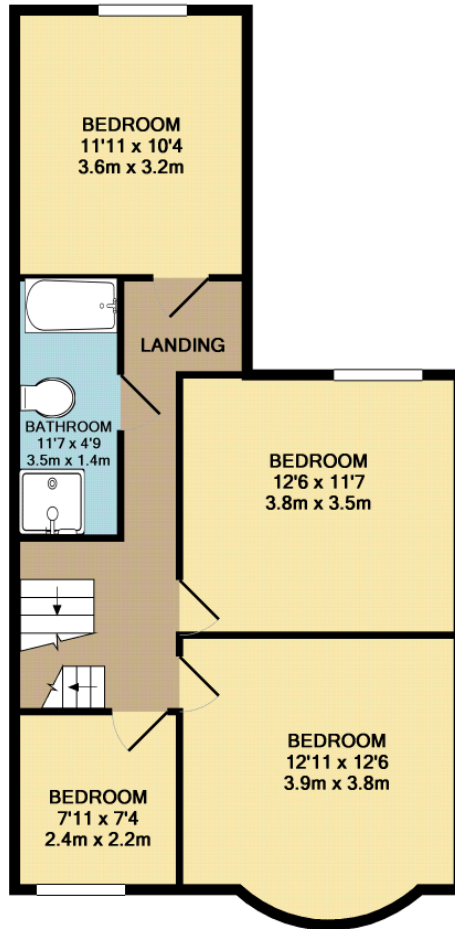
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	66	71
England & Wales	EU Directive 2002/91/EC 	

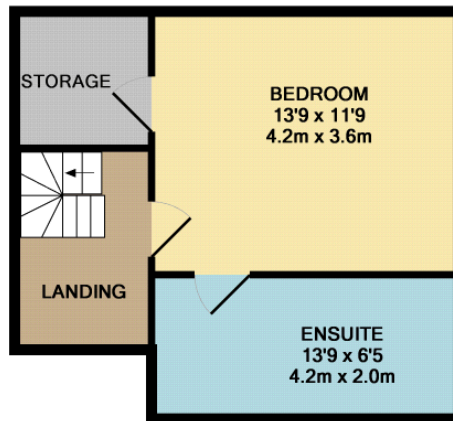
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GROUND FLOOR
APPROX. FLOOR
AREA 802 SQ.FT.
(74.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

5 SHERBOURNE AVENUE, CYNCOED, CARDIFF.
TOTAL APPROX. FLOOR AREA 1776 SQ.FT. (165.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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