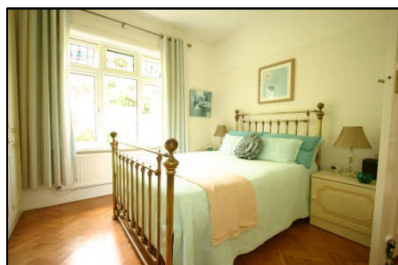


A spacious, well maintained, centrally heated detached bungalow situated in this quiet and sought after position.



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3 Cyncoed Crescent  
Cyncoed  
Cardiff CF23 6SW

Accommodation Briefly Comprises: \*Porch \*Hall \*Lounge \*Sitting Room  
\*Kitchen \*Utility Room \*Three Bedrooms \*Bathroom/WC \*Separate Toilet  
\*Integral Garage \*Front and Rear Gardens

**PRICE: £475,000**

**Location**

Situated within the catchment area for Cardiff High School and Rhydypenau Primary School. Roath Park with all its amenities is nearby. Local shops are at Cyncoed and Lakeside village. Access to the Eastern Avenue is a short driving distance away.

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

Terrazzo tiled floor.

**Entrance Hall 20'6" x 11'11" (L Shaped)**

3/4 leaded front door and side panels. Wood block flooring. Picture rail. Coving. Two radiators. Access to loft.

**Lounge 17'6" x 13'11"**

uPVC double glazed window. Wood block flooring. Adam style fireplace with fitted coal effect gas fire with marble back and hearth. Double panel radiators. Picture rail. Coving.

**Sitting Room 14'9" x 11'5"**

uPVC double glazed window. Two uPVC double glazed circular side windows. Double panel radiator. Picture rail. Coving.

**Kitchen/Breakfast Room 12'3" x 9'10"**

uPVC double glazed window. Laminate flooring. One and a half bowl sink unit with mixer tap. Base and eye level cupboards. Work tops. Hotpoint 4 ring gas hob. Hotpoint electric cooker. Elica extractor hood. Built in microwave. Built in fridge. Tiled walls. Breakfast bar. Spotlights. Double panel radiator. Coving. Door to:

**Lobby**

uPVC double glazed back door. Tiled floor.

**Walk-in Pantry**

Tiled floor.

**Toilet**

uPVC double glazed coloured window. High back WC. Tiled floor. Part tiled walls.

**Utility Room 8'6" x 8'6"**

uPVC double glazed window. Belfast sink unit. Airing cupboard. Ideal Mexico gas fired boiler. Fitted cupboard. Half tiled walls. Plumbed for automatic washing machine. Door to integral garage.

**Bedroom (rear) 11'11" x 11'5"**

uPVC double glazed window overlooking rear garden. Range of fitted wardrobes to one wall, some mirror fronted. Wood block flooring. Double panel radiator. Picture rail. Coving.

**Bedroom (rear) 13'11" x 9'5"**

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

**Bedroom (side) 12' x 11'5" (currently being used as a Dining Room)**

uPVC double glazed window. Wood block flooring. Radiator. Picture rail. Coving.

**Bathroom/WC 9'10" x 6'9"**

uPVC double glazed window. Low level WC. Panelled bath with Mirage electric shower over. Wash hand basin set in vanity unit with drawers, cupboard and mirror back. Tiled walls. Radiator. Spotlights.

**Integral Garage 15'6" x 9'6"**

uPVC double glazed window. Spotlights. Roller Shutter door.

**Outside****Front Garden**

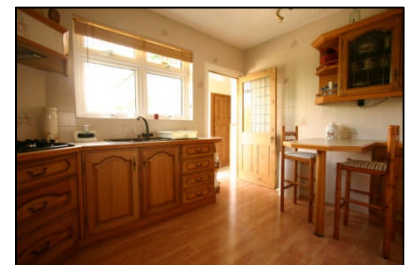
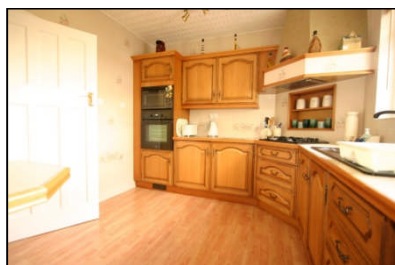
Brick Pavia driveway with parking for two cars. Lawned area with borders, trees and shrubs.

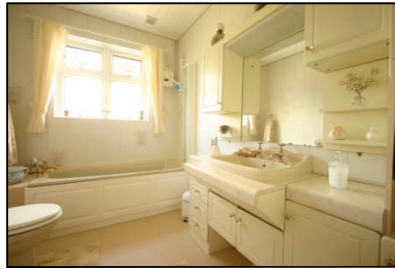
**Rear Garden approx 70'**

Large paved patio area. Two lawned areas with borders, trees and shrubs. Garden shed. Large Greenhouse.

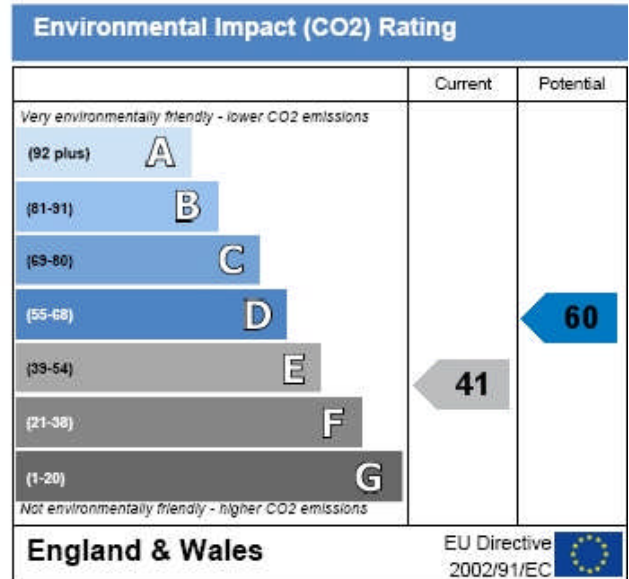
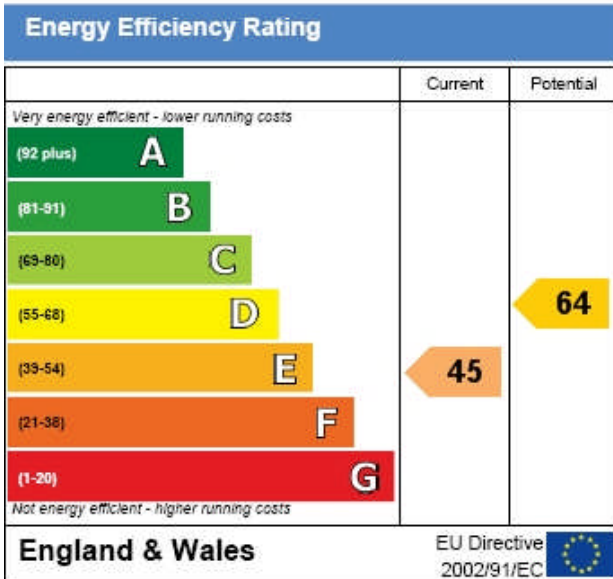
**Tenure**

Freehold





**Address: 3, Cyncoed Crescent, , CARDIFF, CF23 6SW**  
**RRN: 8849-6823-8720-7881-7922**



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.

