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A imposing, double bayed, detached house set in a large plot with a West facing rear garden. The property does require some modernisation.



221 Cyncoed Road
Cyncoed
Cardiff CF23 6AL

Accommodation Briefly Comprises: *Large Entrance *Porch *Hall
*Cloakroom/WC *Sitting Room *Lounge *Dining Room *Kitchen/Breakfast
Room *Five Bedrooms *Bathroom *Attached Garage *Outhouse *Front and
Rear Gardens

PRICE: £750,000 or offer

Location

Situated within easy driving distance of the A48. Catchment area for Rhydypenau Primary School and Cardiff High School. Cardiff City Centre is approximately two and a half miles away. Roath Park with all its amenities is a short driving distance away.

Ground Floor**Entrance Porch 19'6" x 7'3"**

uPVC single glazed windows and door. Tiled floor.

Entrance Hall

Original front door with circular leaded colour windows and side panels. Meter cupboard. Double panel radiator.

Cloakroom/WC 9'6" x 6'9"

Low level WC. Wash hand basin set in vanity unit. Louvre fronted cupboard. Radiator. Spotlights. Tiled floor. Tiled walls.

Sitting Room 16'10" x 13'2"

Original leaded bay window. Leaded side window. Adam style fireplace with coal effect gas fire with marble back and hearth. Double panel radiator. Single panel radiator. Plate rack. Coving.

Lounge 18'1" x 17'3"

Original leaded front window. Aluminium double glazed sliding patio doors leading to rear garden. Adam style fireplace with marble back and hearth set in inglenook with two circular leaded side windows. Two double panel radiators.

Dining Room 13'2" x 9'10"

Double panel radiator. Coving. Door leading to:

Kitchen/Breakfast Room 18'1" x 13'2"

Picture window overlooking rear garden. Twin bowl stainless steel sink unit with mixer tap. Work tops. Base and eye level cupboards. Electrolux 4 ring hob. Stoves double oven. Plumbed for automatic washing machine. Tiled floor. Part tiled walls. Two double panel radiators.

First Floor**Landing 18'2" x 10'3"**

Radiator. Airing cupboard. Access to loft.

Bedroom One (front) 18'1" x 17'5"

Original leaded front window. Two original stained glass circular side windows. Mirror fronted wardrobes to one wall. Picture rail. Two radiators. Pedestal basin.

Bedroom Two (front) 16'10" x 13'2"

Original leaded bay window. Original leaded side windows. Fitted wardrobes to one wall. Picture rail. Double panel radiator. Pedestal basin.

Bedroom Three (side) 9'11" x 9'6"

Fitted cupboard. Double panel radiator. Picture rail.

Bedroom Four (rear) 13'2" x 9'10"

Fitted cupboard. Double panel radiator. Picture rail. Pedestal basin.

Bedroom Five (front) 8'2" x 6'7"

Original leaded window. Radiator. Picture rail.

Bathroom/WC 9'6" x 8'3"

Wooden window. Low level WC. Corner bath. Shower cubicle with mains shower. Pedestal wash hand basin. Tiled walls. Heated towel radiator.

Outside**Attached Garage**

Remote controlled door.

Outhouse

Wall mounted Baxi gas fired central heating boiler.

Gardens**Front Garden**

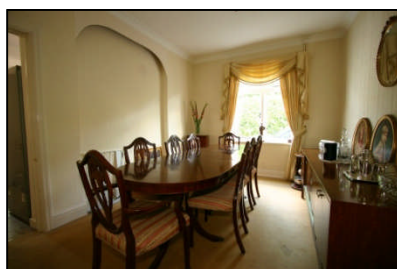
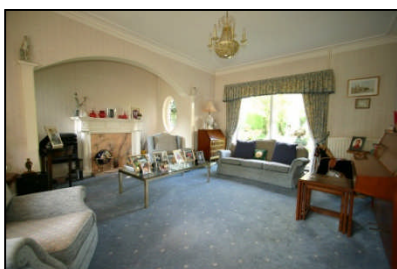
Lawned with tarmacadam driveway with parking for a few cars.

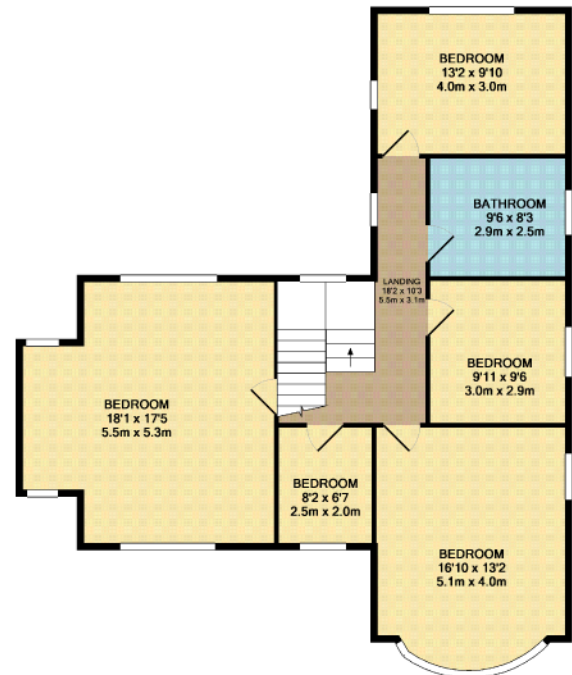
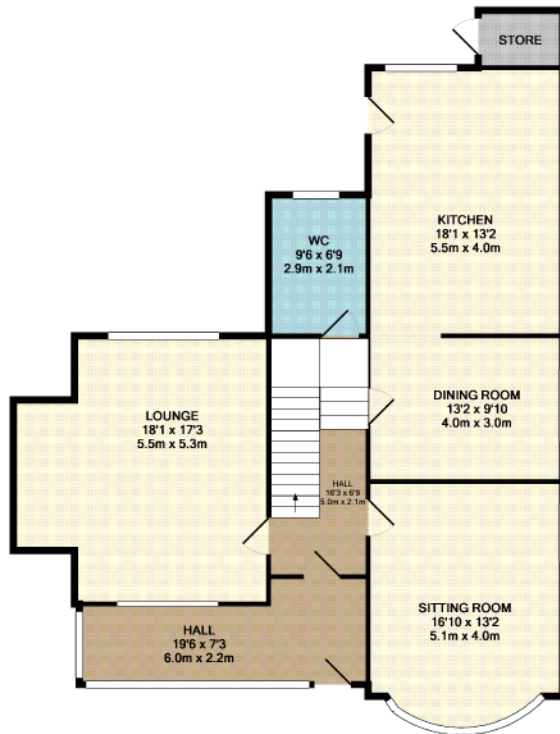
Rear Garden

Large mainly lawned West facing rear garden. Paved patio area. Decked area.

Tenure

Freehold





221 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6AL
TOTAL APPROX. FLOOR AREA 2148 SQ. FT. (199.5 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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