

A freehold, double-bayed, semi-detached house, which requires some modernisation, with a large rear garden.



204 Cyncoed Road
Cyncoed
Cardiff CF23 6BQ

Accommodation Briefly Comprises: *Porch *Hall *Lounge *Sitting Room
*Dining Room *Conservatory *Breakfast Room *Kitchen *Utility Area *Four
Bedrooms *Two Separate WCs *Bathroom *Single Garage *Front and Rear
Gardens *No Chain

PRICE: £510,000 or offer

Location

Catchment area for Lakeside Junior School and Cardiff High School. 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 a short driving distance away.

Ground Floor**Entrance Porch**

Double doors and decorative stained glass windows.

Entrance Hall 15'6" x 8'6"

Wood block floor. PVC rail. Wood panelling. Double panel radiator. Decorative coving.

Lounge (Front) 15'6" x 15'

Bay window with decorative stained glass. Parquet floor. Picture rail. Double panel radiator. Wall lights. Mahogany fire surround with bevel edge elliptical mirror and tiled back and hearth. Decorative plasterwork to ceiling.

Sitting Room (Front) 17'3" x 13'4"

Parquet flooring. Double panel radiator. Decorative ceiling. Wall lights. Mahogany fire surround with tiled back and hearth and gas fire.

Dining Room (Rear) 13'4" x 13'1"

Tiled fire surround with Economic gas fire. Parquet flooring. Wall lighting. Picture rail. Serving hatch. Double panel radiator.

Conservatory 13'4" x 5'9"

Quarry tiled floor.

Breakfast Room 15'6" x 10'6"

Secondary glazed window. Quarry tiled floor. Welsh dresser. Double panel radiator. Doorway leading to separate pantry with shelving.

Kitchen 9'4" x 7'7"

uPVC double glazed window. Quarry tiled floor. Part-tiled wall. Stelrad Group central heating boiler. Stainless steel sink and drainer in unit. Double panel radiator. Opening leading to separate pantry with shelving. Opening to:

Utility Room 6' x 3'10"

uPVC double glazed back door leading to rear garden.

Separate Toilet

High level WC.

First Floor

Landing 22'6" x 15'6"

Large stained glass window. Parquet flooring.

Bedroom One (Front) 15'6" x 15'

Bay window. Double panel radiator. Picture rail. Coving.

Bedroom Two (Front) 17'3" x 13'4"

Picture rail. Double panel radiator. Built-in wardrobes. Coving.

Bedroom Three (Rear) 13'4" x 13'1"

Secondary glazed windows. Parquet flooring. Single panel radiator. Picture rail. Coving. Pedestal basin with tiled splashback.

Bedroom Four (Middle) 11'7" x 10'7"

Picture rail. Double panel radiator. Pedestal basin.

Separate Toilet 5'10" x 4'2"

Parquet flooring. Low level WC.

Airing Cupboard

Window. Parquet flooring. Hot water tank.

Bathroom 9'5" x 6'7"

Panel bath. Pedestal basin. Two single panel radiators. Heated towel rail.

Outside

Single Garage**Gardens****Front Garden**

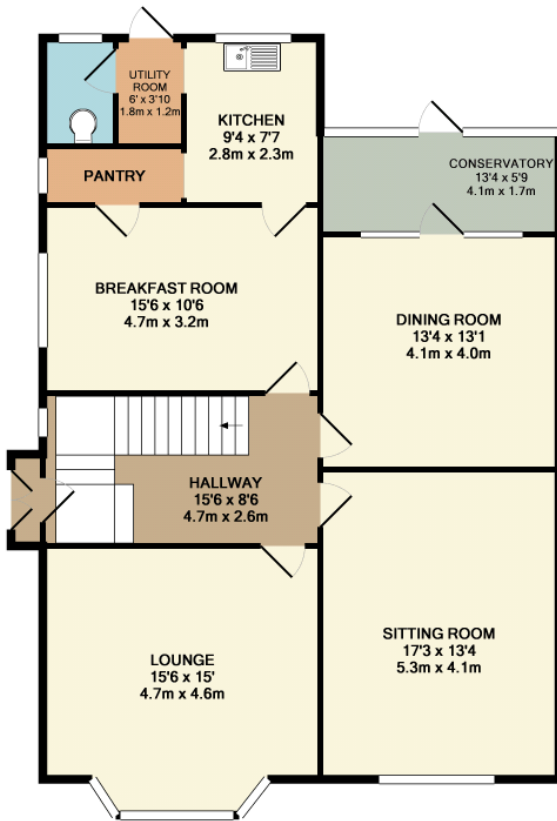
Lawned front garden. Borders, plants and shrubs. Driveway for several cars.

Rear Garden

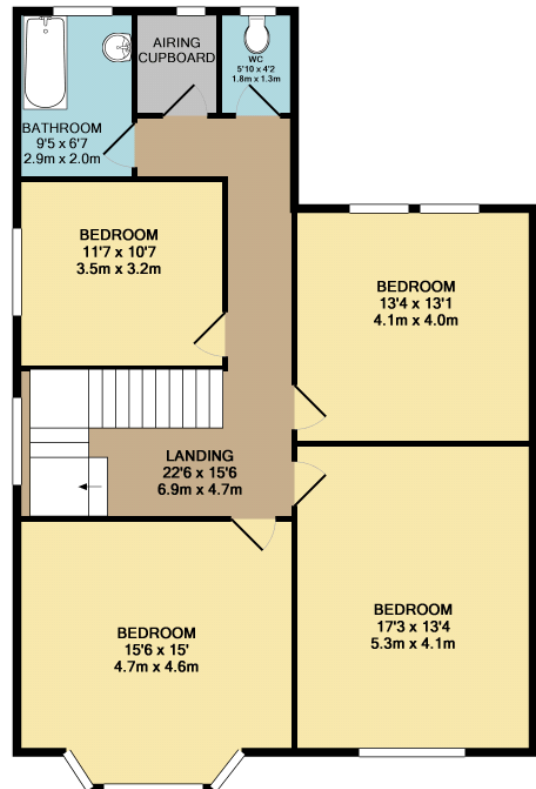
Large lawned, walled rear garden with apple trees, plants and shrubs.

Tenure

Freehold.



GROUND FLOOR
APPROX. FLOOR
AREA 1148 SQ.FT.
(106.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1062 SQ.FT.
(98.6 SQ.M.)

204 CYNCOED ROAD
TOTAL APPROX. FLOOR AREA 2209 SQ.FT. (205.2 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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