

A freehold, double-bayed, centrally heated extended semi-detached house, in this quiet cul-de-sac a short walk from Cyncoed Village.



20 Celyn Grove  
Cyncoed  
Cardiff CF23 6SH

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

**PRICE: £435,000 or offer**

**Location**

Catchment area for Rhydypenau Primary 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**

uPVC double glazed doors. Half tiled walls.

**Entrance Hall 13'8" x 6'9"**

Original front door with leaded coloured glass and side panels. Wood block floor. Radiator. Dado rail. Coving. Understairs storage cupboard.

**Cloakroom/WC**

uPVC double glazed window. Laminate flooring. Low level WC. Pedestal wash hand basin with mixer tap. Radiator.

**Lounge into bay 14'8" x 14'6"**

uPVC double glazed window. Wood block floor. Adam style fireplace with fitted coal effect electric fire with marble back and hearth. Dado rail. Coving.

**Dining/Sitting Room 28'5" x 12'7"**

uPVC double glazed French doors and side panels leading to the rear garden. Part wood block floor. Adam style fireplace with fitted coal effect gas fire with tiled hearth. Fitted cupboard. Two radiators. Coving.

**Kitchen/Breakfast Room 24' x 8'4"**

Two uPVC double glazed windows. uPVC double glazed back door. Stainless steel sink with mixer tap. Base and eye level cupboards. Work tops. Belling 5 ring gas hob. Belling electric double oven. Belling stainless steel cooker hood. Built in Indesit dishwasher. Built in fridge. Built in freezer. Built in Hotpoint washing machine. Tiled floor. Part tiled walls. Two radiators. Coving.

**First Floor****Landing**

uPVC double glazed leaded coloured side window. Dado rail. Radiator. Coving.

**Bedroom One (Front) 14'7" into bay x 13'7"**

uPVC double glazed window. Range of built in wardrobes to one wall. Radiator. Coving.

**Bedroom Two (Middle) 13'9" x 12'3"**

Original window with coloured leaded glass tops. Range of fitted wardrobes to one wall. Mirror fronted wardrobes to one wall. Radiator. Wash hand basin in vanity unit.

**Bedroom Three (Rear) 12'3" x 8'7"**

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

**Bedroom Four (Front) 8'5" x 7'9"**

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

**Bathroom/WC 10'2" x 6'4"**

Two uPVC double glazed windows. Laminate flooring. Low level WC. Panelled bath with Mira mains shower over. Pedestal basin. Half Tiled walls. Radiator. Spotlights. Coving. Airing cupboard with Worcester gas fired central heating boiler.

**Second Floor**

**Landing**

uPVC double glazed window. Dado rail. Views of Caerphilly Mountain.

**Bedroom Five 15'4" x 11'6"**

Double glazed Velux window. Radiator. Two storage areas.

**Outside**

**Gardens**

**Front Garden**

Laid to brick pavia with parking for three cars.

**Rear Garden 17' x 9'**

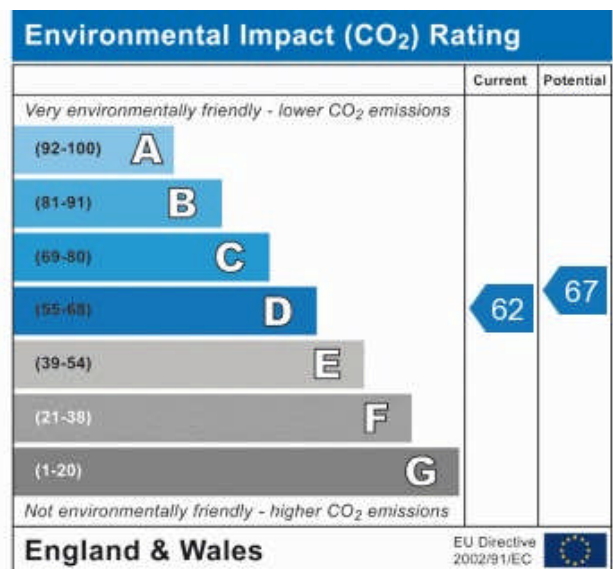
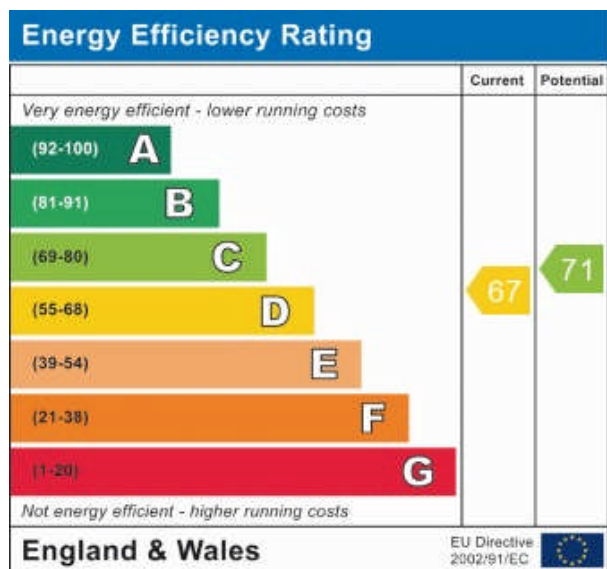
Walled rear garden. Lawned area. Large decked area.

**Store Room (Originally the garage)**

uPVC double glazed window. uPVC double glazed side door.

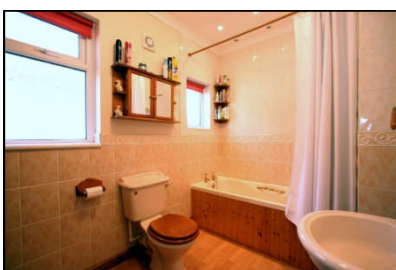
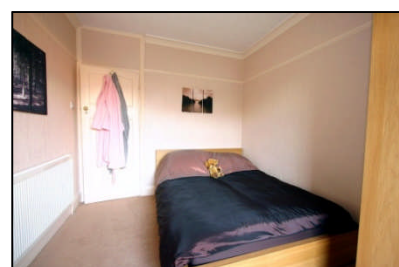
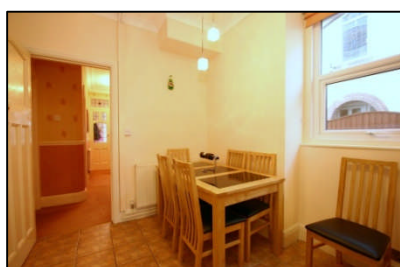
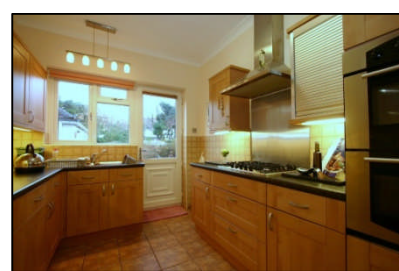
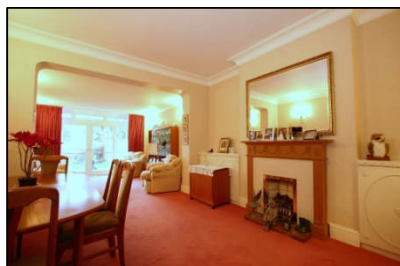
**Tenure**

Freehold.



Address:  
20 Celyn Grove, Cyncoed, Cardiff, CF23 6SH





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