

A beautifully kept, spacious, double bayed detached house in the heart of old Cyncoed.



4 Duffryn Road
Cyncoed
Cardiff CF23 6NP

Accommodation Briefly Comprises: *Entrance Porch *Entrance Hall
*Cloakroom/WC *Utility Room *Lounge *Sitting Room *Dining Room
*Kitchen *Four Bedrooms *En Suite Shower Room/WC *Bathroom/WC
*Gardens *Integral Garage

PRICE: £659,950 or offer

Location

Situated within easy access of the A48 and the M4. Cardiff City Centre is approximately two and a half miles away. Roath Park with all its amenities is a short driving distance away. Local shops at Cyncoed Village, which is within walking distance.

Catchment area for Rhydypenau Primary School and Cardiff High School.

Ground floor

Entrance Porch

With tiled floor.

Entrance Hall 17'1" x 15'8"

Half leaded front door and side panels. Wood block floor. Double panelled radiator. Coving. Spotlights. Understairs storage cupboard.

Cloakroom/WC

White suite comprising low level WC. Wash hand basin with splashback tiling. Fitted mirror. Solid oak floor. Single panelled radiator.

Utility Room 8'9" x 7'0"

Plumbed for washing machine. Plumbed for tumble dryer. Space for fridge. Laminate floor. Access to garage.

Lobby

Solid oak floor.

Lounge 21'2" x 15'8"

Double glazed leaded lattice window. Double glazed leaded lattice French door leading to rear garden. Stained glass window. Cast iron fireplace with tiled inserts with fitted coal effect gas fire set in Pine surround on slate hearth. Two double panelled radiators. Spotlights. Coving.

Sitting Room 16'2" x 13'1"

Double glazed leaded lattice window. Cast iron fireplace with pine surround and slate hearth. Double panelled radiator. Coving. Spotlights. Wood block flooring. Wooden venetian blinds to all windows.

Dining Room 17'8" x 8'0"

Double glazed leaded lattice door leading to the rear garden. Solid oak flooring. Double and single panelled radiators. Coving. Storm lamp light fittings. Archway to:

Kitchen 16'1" x 8'9"

Two double glazed Velux windows. Double glazed back door. Irish handmade timberland fitted kitchen comprising range of base and eye level units. White one and a half bowl sink unit with mixer tap. Undersink Maxmatic waste disposal unit. Base and eye level cupboards. Solid wood work tops. Stainless steel Britannia range cooker with five ring hob. Double electric ovens. Britannia extractor hood. Bosch Integrated fridge. Miele dishwasher. Spotlights. Solid oak floor. Single panelled radiator.

First floor

Landing

Highly decorative stained glass side window. Radiator

Bedroom One (rear) 15'8" into bay x 13'9"

Double glazed leaded lattice window. Double glazed side window. Fitted hand built wardrobes to one wall. Double panelled radiator. Coving. Carpets.

En Suite Shower Room/WC 8'0" x 6'5"

Double glazed window. Grohe double shower cubicle with mains "Grand Champagne" shower. Oversized wash hand basin. Jacuzzi mixer tap. Concealed wall hung low level WC. Ceramic Villeroy & Boch tiled floor. Part tiled walls. Spotlights. Heated towel rail. Storage cupboard.

Bedroom Two (front) 16'2" x 13'0"

Double glazed leaded lattice window. Double panelled radiator. Carpets.

Bedroom Three (front) 17'5" x 8'9"

Double glazed leaded lattice window. Two attractive stained glass windows. Stairs leading down to bedroom. Airing cupboard with combi boiler. Radiator. Carpets.

Bedroom Four (front) 12'0" x 9'9"

Single glazed Oriel window. Fitted wardrobes. Double panelled radiator. Carpets.

Bathroom/WC 8'0" x 7'3"

Panelled bath with Grohe mains shower over. Oversized Jacuzzi wash hand basin. Low level WC. Amtico floor. Extensively tiled walls. Heated towel rail. Spotlights. Access to loft.

Outside

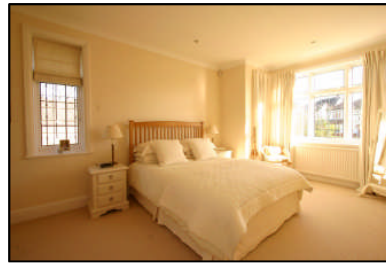
Integral Garage 16'2" x 8'9"

Gardens

South facing side garden with lawns, trees, shrubs and flowers. Front garden is landscaped. Rear paved garden.

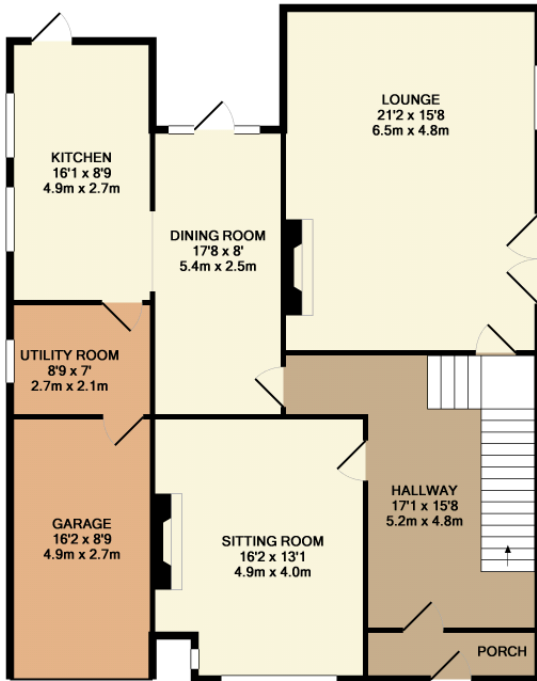
Tenure

Freehold

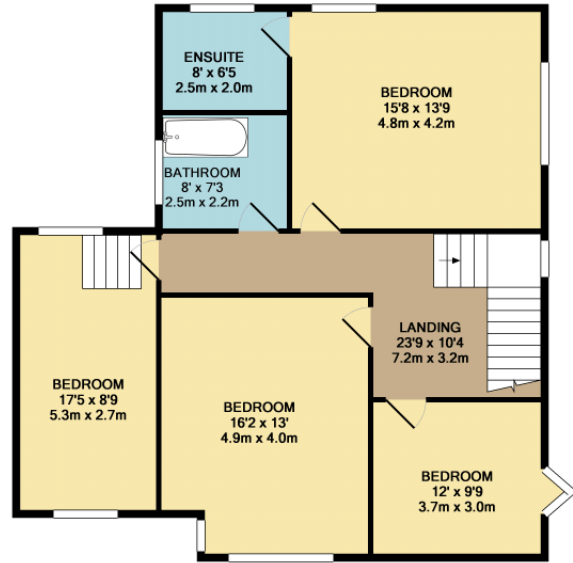


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GROUND FLOOR
 APPROX. FLOOR
 AREA 1256 SQ.FT.
 (116.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 949 SQ.FT.
 (88.2 SQ.M.)

4 DUFFRYN ROAD
 TOTAL APPROX. FLOOR AREA 2205 SQ.FT. (204.8 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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