

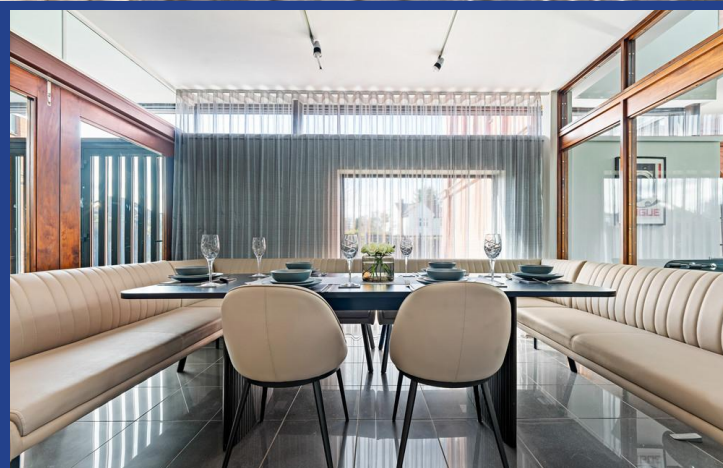
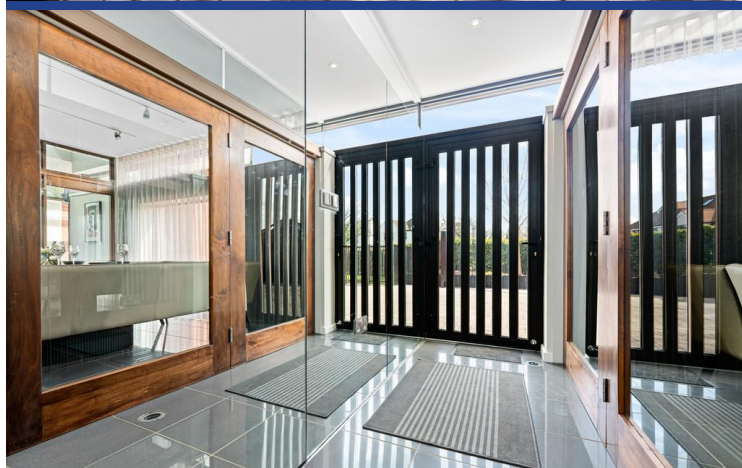
# 80 Cyncoed Road, Cyncoed, Cardiff, CF23 5SH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£1,400,000**



Detached House

5

3

4

2

## Property Description

This exceptional, former Water Tower, is an award winning architecturally designed house, which provides stylish and unique living space allowing in an abundance of natural light from the floor to ceiling windows. The sleek, contemporary interior, combined with the classical features from the landmark Grade II listed building, creates an ideal space for modern living. The residence has been built to a high specification with a Total Home Technology System offering the ultimate lifestyle of comfort and convenience with fully controllable lighting and Sonos sound system. The accommodation comprises kitchen/breakfast area, utility room, downstairs cloakroom, cinema room, lounge, versatile hallway, five bedrooms, two ensembles, bathroom and study. The stairs in the tower lead to a roof terrace with fantastic 360 degree panoramic views over Cardiff and towards the Bristol Channel, and beyond. Outside there are landscaped and floodlit gardens accessed via electronic gates.

**Tenure Freehold**

**Council Tax Band I**

**Floor Area Approx 2790 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

**ENTRANCE HALL** Entered via aluminium door with double glazed glass panels. Double glazed panel above and aluminium double glazed panel to rear. Recessed ceiling downlights. Porcelain tiled floor with underfloor heating and inset floor lighting. Walnut door with glazed panel to kitchen with glazed folding to side. Walnut door to:

**CLOAKROOM** Aluminium framed double glazed windows and glass panels to front, side and rear. Porcelain tiled floor with underfloor heating. Recessed ceiling downlights. Wall hung wc. Rectangular wash hand basin with chrome mixer tap.

**KITCHEN/BREAKFAST ROOM** 27' 9" x 11' 10" (8.46m x 3.61m)  
Entered via walnut framed glazed door with folding glazed screens to side. Aluminium framed windows and screens to front and both sides with access to landscaped gardens via sliding patio door. Porcelain tiled floor with underfloor heating. Fitted oak brown base and wall units with Nero Assoluto Granite worktop with one and a half bowl undemount sink unit with chrome mixer tap. Work island with inset 'Bosch' five ring induction hob with finger tip control and stainless steel extractor hood over. 'Bosch' integrated oven, combination oven, microwave, dishwasher and fridge/freezer. Recessed ceiling downlighting and track lighting with dimmer control. Central control panel for interior and exterior lighting. Full height walnut door to:

**UTILITY ROOM** 5' 4" x 9' 11" (1.63m x 3.02m)  
Aluminium framed double glazed door to rear garden with double glazed panel above. Recessed ceiling downlights. Porcelain tiled floor with underfloor heating.

Fitted brown oak base and wall units with Nero Assoluto Granite worktop with inset one and a half bowl undemount sink unit with chrome mixer tap. Integrated washing machine and tumble dryer. Door to cupboard housing boiler. Wall mounted central heating control panel.

**CENTRAL HALLWAY** 11' 10" x 18' 2" (3.61m x 5.56m)  
Double glazed panels to front, side and rear with double glazed door leading to rear garden. Two further doors leading to front and side. Porcelain tiled floor with underfloor heating and recessed uplighters. Recessed ceiling downlights. Video entry phone. Stainless steel central heating radiator. Dog leg staircase to first floor with glass balustrade.

**CINEMA ROOM** 19' 3" x 12' 7" (5.89m x 3.84m)  
Aluminium framed windows and panels to front, side and rear. Aluminium framed double glazed sliding door to rear garden and further aluminium framed double glazed door to side. Recessed ceiling down lights and two track lights. Porcelain tiled floor with underfloor heating. Large wall mounted LED TV with Sonos sound bar on wood panelled feature wall.

**LOUNGE** 14' 4" x 14' 6" (4.37m x 4.42m)  
Feature arched glazed screen to front and glazed feature arched window to inner hallway. Glazed sliding door to side patio area. Recessed ceiling downlights. Media wall, LED TV and LED lighting. Porcelain tiled floor. Walnut and glass door to hallway.

**FIRST FLOOR STAIRS & LANDING** Dogleg staircase with glass balustrade to first floor. Porcelain tiled floor with underfloor heating. Exposed original brick wall.

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Windows and glass screens to rear and both sides. Recessed ceiling downlights and track lighting. Inset feature wall strip light. Bridge giving access to tower with stripped walnut floor with inset LED lights.

**MASTER BEDROOM** 16' 5" x 12' 7" (5m x 3.84m)  
Large aluminium framed floor to ceiling, double glazed panels to front with windows to side. Aluminium double glazed door to side with glass security panel. Walnut strip flooring with underfloor heating. Wall mounted LED TV on wooden panelled wall. Two track lights and remote controlled curtains. Sliding doors to walk in wardrobe with hanging, shelving and downlight. Walnut door to:

**EN-SUITE** Double glazed skylight. Ceramic tiled floor. Recessed ceiling downlights. Wall hung wc. Wall hung bidet with mixer tap. Rectangular porcelain sink with chrome mixer tap inset to granite shelf. Large wall mounted mirror. Double shower cubicle with frameless glass door. Ceramic tiled walls. Extractor fan. Shaver point. Inset glass display shelf.

**BEDROOM TWO** 12' 5" x 10' 7" (3.81m x 3.23m)  
Aluminium framed double glazed panel to side. Aluminium framed double glazed window to other side. Stripped walnut floor with underfloor heating. Two track lights and fitted wardrobes with panel sliding doors. Walnut door to cupboard housing hot water tank. Walnut door to:

**EN-SUITE** Double glazed skylight. Recessed ceiling downlights to ceiling. Ceramic tiled floor. Wall hung wc. Rectangular porcelain sink with chrome mixer tap inset to granite shelf. Large wall mounted mirror. Shower cubicle with frameless glass door and ceramic tiled walls. Extractor fan. Shaver point.

**BEDROOM THREE** 13' 3" x 12' 6" (4.04m x 3.81m)  
Aluminium framed double glazed glass screen to rear with windows to side. Further double glazed glass screen with window to front. Two track lights and stripped walnut floor with under floor heating. Fitted wardrobes with panel sliding doors. Wall mounted TV and a range of modern feature display shelving.

**BATHROOM** Aluminium framed window to front. Recessed ceiling down lights to ceiling. Ceramic tiled floor with underfloor heating. Wall hung WC. Wall hung bidet with chrome mixer tap. Rectangular porcelain sink with chrome mixer tap inset to granite shelf. Panelled bath with glass shower screen with mixer tap and shower over. Part ceramic tiled walls. Extractor fan. Inset glass shelving. Stainless steel shaver point.

**TOWER** Accessed via bridge with stripped walnut floor with inset LED lights and glass security balustrade. Steps up to landing area with tall aluminium framed double glazed window and panels to side. Glass skylight. Walnut stripped floor with inset floor lights. Three feature inset strip lights to wall.

Wall mounted stainless steel central heating radiator. Leaded window looking towards landing. Winder stairs up to further floors.

**BEDROOM FOUR** 13' 8" x 7' 8" (4.19m x 2.36m)  
Accessed via walnut door with glass panel and further glass panels either side. Three tall double glazed panels to front and two tall double glazed windows and panels to side. Recessed ceiling downlights. Speakers inset to ceiling. Stripped walnut floor with inset feature lighting. Two wall mounted stainless steel central heating radiators. Wall light.

**SECOND FLOOR STAIRS & LANDING** Winder wooden staircase up with leaded window to side.

**BEDROOM FIVE** 12' 11" x 7' 4" (3.94m x 2.24m)  
Three aluminium framed double glazed panels to front and two double glazed window to side. Vaulted ceiling. Stripped walnut floor with inset feature lights. Two wall lights. Two stainless steel central heating radiators.

**THIRD FLOOR** Winder wooden staircase up to;

**BAR AREA** Newly fitted stylish cocktail bar, central heating radiator and recessed ceiling downlights. Stripped walnut floor. Aluminium framed double glazed sliding patio doors with double glazed panels either side leading to outside platform.

**OUTSIDE LANDING AREA** Outside light. Metal floor with glass panel into the floor looking down on the first floor landing. Three glass screens to side. Metal turn stairs up to:

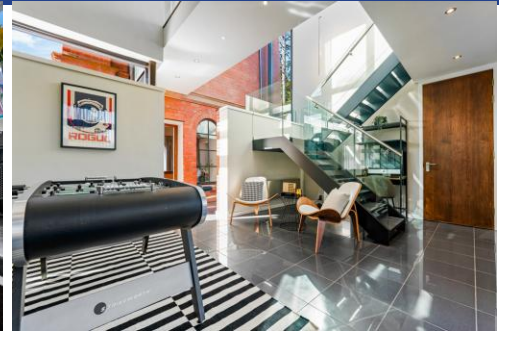
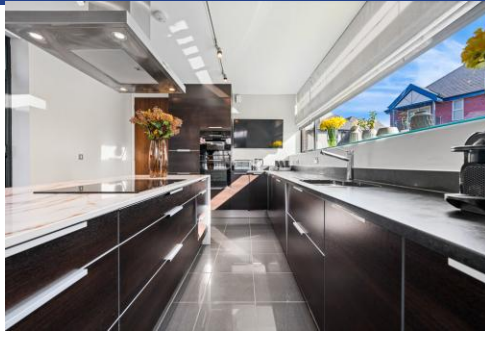
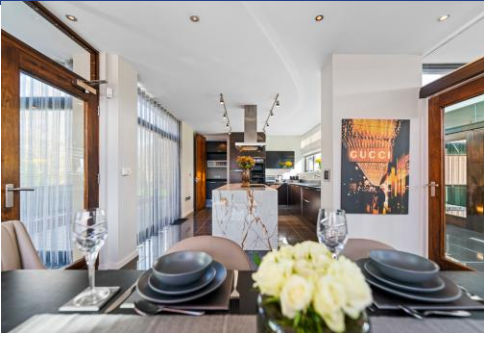
**VIEWING PLATFORM** 15' 3" x 9' 6" (4.65m x 2.92m)  
A magnificent viewing platform with outstanding views across Cardiff, the Bristol Channel and Penarth head. Outside lighting and power point.

**OUTSIDE FRONT/SIDE**  
Accessed via electronic gates with block paved driveway to side. Landscaped front garden with feature flood lights. Paved patio to side.

**OUTSIDE REAR**  
Enclosed and landscaped rear garden with raised decked seating area. Laid to lawn with tree borders. Flood lighting.

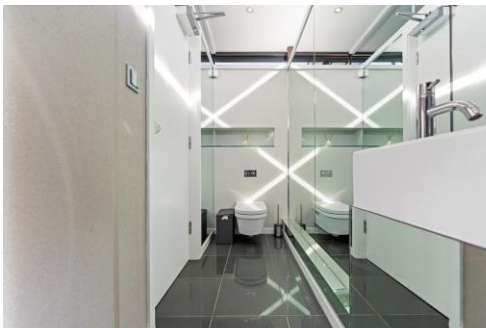
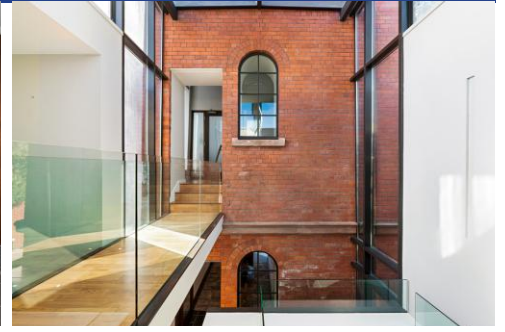
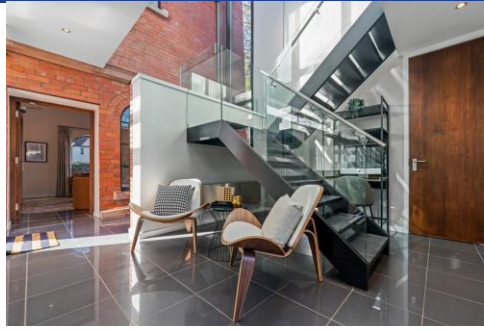


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TOTAL FLOOR AREA : 2790 sq.ft. (259.2 sq.m.) approx.

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