

14 St. Edeyrns Close, Cyncoed, Cardiff, CF23 6TH



Estate Agents and
Chartered Surveyors

Asking Price Of

£999,950



Detached House

5

3

4

5

Property Description

A stunning five bedroom detached family home in the heart of Cyncoed. The home has been recently refurbished and redecorated throughout offering open gallery style entrance, family room, lounge, dining room, kitchen, reception room, study, shower room, boot room and cloakroom all to the ground floor. To the first floor you will find five bedrooms and two shower rooms plus two dressing rooms and a boiler room.

Outside the property offers a large front driveway to accommodate a number of vehicles leading to an integral garage. The front garden is laid to lawn with a boarder of plants and shrubbery. Side access leads to a full wrap around garden offering a patio area with built in BBQ, a large lawn space ideal for entertaining, with a range of plants, trees and shrubbery. As the property sits on a larger than average corner plot there is heaps of potential for further development - subject to planning permission.

Tenure Freehold

Council Tax Band I

Floor Area Approx 3,175 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property sits in the highly regarded Cyncoed area within walking distance to a range of shops in Cyncoed village. Cardiff Golf Club is just a stone's throw away along with Llanishen Reservoir offering beautiful walks and a newly built coffee shop. Newly development Clearwater Way offers a range of bars and restaurants too and not forgetting the iconic Roath Park Lake which is the main attractions to locals and visitors from further afield. Highly regarded schools catchments Rhydpennau Primary and Cardiff High School are all within school catchment.

PORCH

Entered via solid wood front door. Upvc double glazed leaded window to side.

FAMILY ROOM

25' 3" x 28' 11" (7.72 max m x 8.82 max m)

Entered via solid wooden door front with double glazed floor to ceiling leaded windows to front. Double height entry way with gallery style landing. Two floor to ceiling leaded French doors to rear garden both with floor to ceiling glazed panels either side. Smooth walls and ceiling with two ceiling lights and decorative coving. Feature fireplace with inset coal effect gas fire with wooden surround and slate hearth. Four radiators. Seven wall lights. Stairs rising to first floor. Door to

BOOT ROOM

7' 0" x 6' 0" (2.15m x 1.84m)

Wooden laminate flooring. Smooth walls and ceiling. Radiator. Door to

CLOAKROOM

Continuation of wooden laminate flooring. Smooth walls and ceiling. Upvc double glazed leaded window to front. Two piece suite comprising pedestal wash hand basin and wc. Radiator

DINING ROOM

13' 9" x 14' 11" (4.21m x 4.57m)

Double glazed leaded window to side. Smooth walls and ceiling with central light pendant. Four wall lights. Central heating thermostat. Door to:

KITCHEN

12' 8" x 15' 0" (3.88m x 4.58m)

Engineered oak flooring. Smooth walls and ceiling with spot lights. Upvc double glazed leaded windows to front. Wooden base units with work surface incorporating one and a half stainless steel sink unit with mixer tap and drainer. Built in double Neff oven and microwave above. Stainless steel Bosch gas hob with stainless steel extractor fan. Integrated dishwasher, fridge and freezer. Shelving to one corner. Radiator. Door to:

UTILITY ROOM

11' 6" x 8' 2" (3.52m x 2.50m)

Double glazed leaded window to front. Further door to rear garden. Smooth walls and ceiling. Wall mounted Worcester boiler. Base and eye level units with work surface over. Stainless steel sink unit with mixer tap and drainer. Plumbing for washing machine. Loft hatch. Radiator

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LOUNGE

14' 11" x 16' 7" (4.56m x 5.07m)

Double glazed leaded windows with deep window sill to rear. Smooth walls and ceiling with central light pendant. Decorative coved ceiling. Four wall lights. Feature electric coal effect fire place with stone surround and slate hearth. Two radiators.

RECEPTION ROOM

17' 5" x 11' 1" (5.33m x 3.40m)

Double glazed leaded deep bay window to front. Smooth walls and ceiling with central light pendant. Three wall lights. Radiator. Door to:

STUDY

12' 10" x 9' 2" (3.93m x 2.80m)

Double glazed leaded window to front and Upvc double glazed leaded French doors to rear. Smooth walls and ceiling. Three wall lights. Doors to :-

SHOWER ROOM

5' 9" x 6' 3" (1.76m x 1.93m)

2x double glazed leaded windows to front. Fully tiled walls. Suite comprising shower cubicle, pedestal wash hand basin and low level wc.

LANDING AREA

Double glazed leaded window to front. Smooth walls and ceiling with light pendant. Decorative coved ceiling. Gallery style landing over looking open plan living area.

BEDROOM ONE

Double glazed leaded window to rear with deep window sill. Fitted wardrobes and storage above bed with bedside cabinets. Further bedroom furniture with dressing table and drawers. Smooth walls and textured ceiling with coving and central light pendant. Radiator. Door to

DRESSING ROOM

5' 0" x 10' 3" (1.53m x 3.14m)

Smooth walls and textured ceiling with central light pendant. Matching drawers for storage and mirror above.

ENSUITE

Two double glazed leaded windows to side. Fully tiled walls and textured ceiling with spot lights. Laminate wood flooring. Walk in double shower unit with glass screen and rainfall head shower and hand held attachment shower. Sink unit with storage drawers below with mirror and spot lights and low level wc. Radiator.

BEDROOM TWO

14' 11" x 12' 8" (4.56m x 3.88m)

Double glazed bay window to front with deep window sill. Further double glazed window to front side. Smooth walls

and ceiling with central light pendant. Decorative coved ceiling.

DRESSING AREA

11' 7" x 4' 11" (3.54m x 1.52m)

Smooth walls and ceiling with central light pendant. Decorative coved ceiling. Radiator. Door to bathroom

SHOWER ROOM

8' 11" x 10' 8" (2.73m x 3.26m)

Double glazed window. Smooth ceilings with part tiled walls and spot lights. Laminate wood flooring. Three piece suite comprising walk in shower with glass screen, wash hand basin with mixer tap and storage drawer below and low level wc. Chrome heated towel ladder.

BEDROOM THREE

15' 5" x 10' 10" (4.7m x 3.31m)

Double glazed leaded window to rear. Smooth walls and ceiling with light pendant. Radiator.

BEDROOM FOUR

9' 3" x 14' 0" (2.84m x 4.28 to window. m)

Double glazed leaded window to rear. Smooth walls and ceiling with central light pendant. Door to storage cupboard. Radiator.

NURSERY/BEDROOM FIVE

4' 11" x 10' 8" (1.52m x 3.27m)

Double glazed leaded window to side. Smooth walls and ceiling with central light pendant. Radiator.

BOILER ROOM

10' 1" x 6' 0" (3.08m x 1.84m)

Smooth walls and ceiling with central light pendant.

OUTSIDE

Front - Key block driveway with parking for several cars. Laid to lawn with mature trees and shrubs. Side gate to rear garden. Block paving to front door.

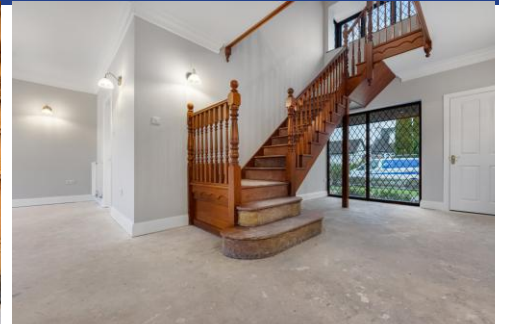
Rear - A private rear garden with decking area housing built in BBQ attached to property chimney. Lawn area with steps down to good size side garden area with trees and shrubs. Garden shed to the rear to remain. Access to front of property via gate.

GARAGE

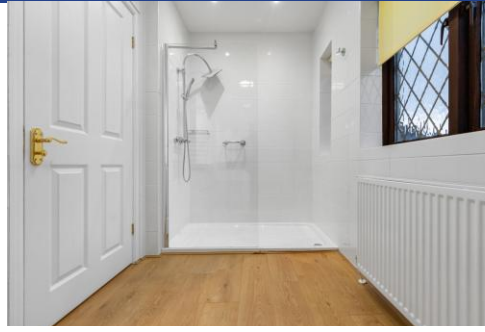
8' 11" x 20' 2" (2.74m x 6.16m)

Up and over garage door to front. Upvc double glazed leaded window to rear. Power and lighting. Access to loft space.

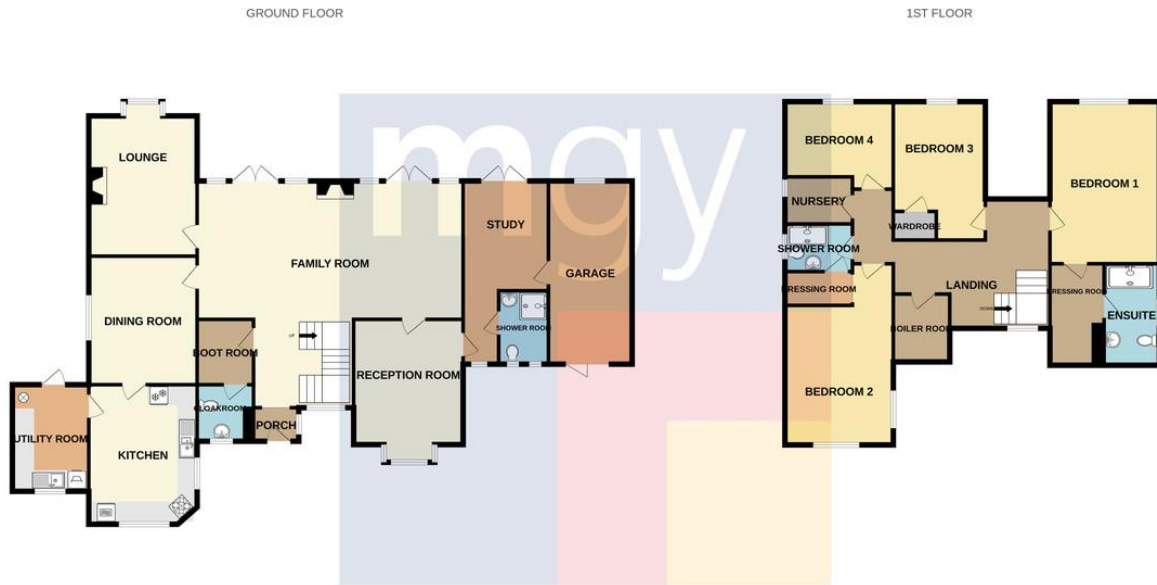
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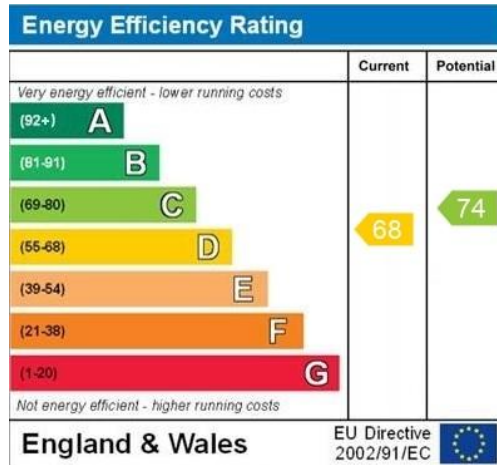
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