

51 Rannoch Drive, Cyncoed, Cardiff, CF23 6LP



Estate Agents and
Chartered Surveyors

Offers In Region Of

£700,000



Detached House

5

3

4

3

Property Description

An impressive five-bedroom detached family home in the heart of Cyncoed, Cardiff. Situated on the highly regarded Rannoch Drive within walking distance to a range of shops, cafes and of course Roath Park Lake. The property offers ample space for a growing family with three reception rooms, three and half bathrooms, spacious kitchen and five bedrooms.

Internally the property accommodation briefly comprises; entrance hall, lounge, conservatory, sitting room, shower room, kitchen, utility room and separate downstairs WC. To the first floor you will find three bedrooms and the family bathroom. The master bedroom further benefits from an en suite shower room. Finally, to the first floor you will find two further double bedrooms.

Outside the property offers a block paved driveway to the front providing ample off-road parking for a number of vehicles. Side access leads to an enclosed level garden comprising of a paved patio area with the remainder laid to lawn.

Tenure Freehold

Council Tax Band H

Floor Area Approx 2,357 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated on one of Cardiff's most prestigious roads in the suburb of Cyncoed. The property is located close to local amenities at Wellfield Rd and Albany Rd and public transport is also close at hand. The delightful Roath Park Lake and flower gardens is also a short distance away.

ENTRANCE PORCH

Glazed wooden door to porch. Wooden obscured glazed door to entrance Hall.

ENTRANCE HALL

Laminate flooring. Stairs to first floor. Radiator.

LOUNGE

28' 4" x 11' 11" (8.66m x 3.65m)
Wooden framed window to front. Two radiators. Fireplace.

CONSERVATORY

12' 11" x 12' 11" (3.96m x 3.95m)
Wooden framed. Radiator. Door to garden.

W.C

5' 3" x 5' 0" (1.62m x 1.54m)
Wooden framed obscured glazed window to rear. W.c. Tiled floor and walls. W.c, vanity enclosed wash hand basin with mixer tap. Chrome heated

towel rail.

SITTING ROOM

20' 1" x 11' 4" (6.13m x 3.47m)
Wooden framed window to front. Laminate flooring. Radiator. Square arch to :-

STUDY

21' 2" max into door recess x 7' 4" (6.46m x 2.25m)
Wooden framed window to front. Door to side. Laminate flooring. Door to shower room and utility.

SHOWER ROOM

6' 5" x 3' 6" (1.97m x 1.07m)
Walk in shower, w.c. Chrome heated towel rail.

KITCHEN

16' 9" x 13' 6" (5.12m x 4.14m)
Wooden framed windows to rear and side. Tiled floor. Radiator. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and grill, hob and space for American style fridge / freezer.

LAUNDRY/ UTILITY ROOM

8' 0" x 6' 6" (2.44m x 1.99m)
Wall mounted Worcester boiler. Work surface. Plumbing for washing machine.

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LOBBY/ STORE ROOM

7' 3" x 7' 3" (2.23m x 2.22m)

Tiled floor and walls. Obscured glazed door to rear and wooden framed window to rear.

FIRST FLOOR LANDING

Wooden framed stained glass window to front. Radiator. Stairs to 2nd floor. Airing cupboard with shelving.

BEDROOM ONE

19' 11" x 12' 0" (6.09m x 3.66m)

Wooden framed double glazed windows to front and rear. 2 radiators. Door to :-

EN SUITE

5' 10" x 3' 6" (1.80m x 1.09m)

Shower cubicle with an electric shower, w.c, pedestal wash hand basin with mixer tap. Tiled walls.

BEDROOM TWO

11' 10" x 9' 11" (3.63m x 3.04m)

Wooden framed window to front. Radiator.

BEDROOM THREE

12' 1" x 9' 8" (3.69m x 2.95m)

Wooden framed window to rear. Radiator.

BATHROOM

6' 6" x 6' 6" (2.00m x 2.00m)

Vanity enclosed wash hand basin with mixer tap , w.c, jacuzzi bath with mixer tap and with mira shower over. Tiled walls and floor.

SECOND FLOOR LANDING

Doors to 2 further bedrooms.

BEDROOM FOUR

11' 8" x 13' 0" (3.58m x 3.98m)

Wooden framed windows to front and rear. Vanity enclosed wash hand basin with mixer tap. Radiator.

BEDROOM FIVE

15' 10" x 13' 8" (4.85m x 4.18m)

Wooden framed windows to front and rear. Radiator.

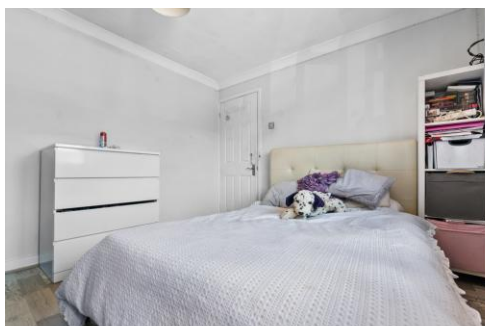
OUTSIDE

Rear- Partly laid to lawn. Part paved. Side access.

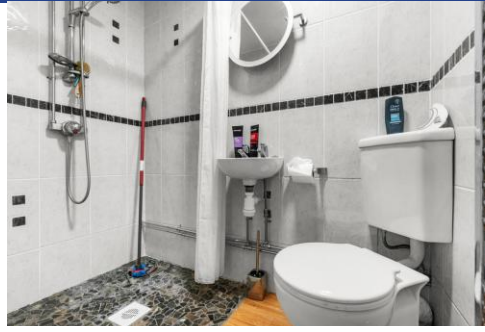
Front - block paved driveway providing ample off road parking for numerous vehicles.

Garage- Accessed via up and over door.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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