

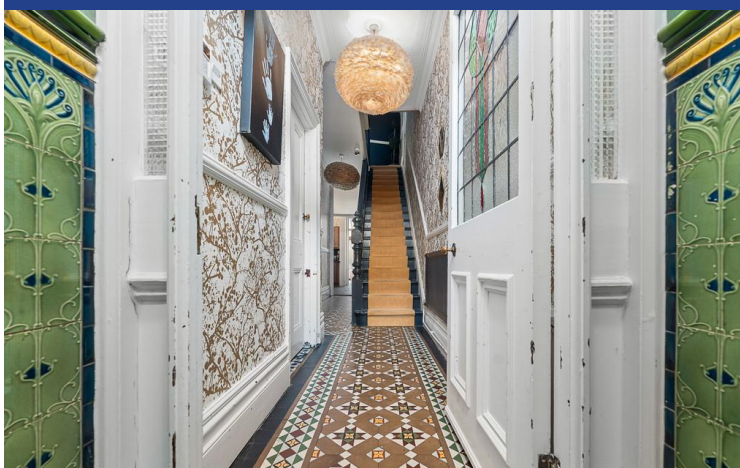
# 58 Llandennis Road, Cyncoed, Cardiff, CF23 6EG



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£760,000**



## Semi-Detached House

4

2

2

3

# Property Description

A very attractive, double bayed semi-detached home in a prominent position within walking distance to Roath Park Lake and highly regarded Cardiff High Catchment. This period property offers bespoke traditional features throughout with four bedrooms, three receptions, two bathrooms and modern kitchen.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,152 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## DESCRIPTION

Beautifully bespoke, traditional with period features including stunning high ceiling with cornice and coving, traditional ceiling rose and grand staircase - a real must see. Exceptional spaces throughout this home offers ample space for a larger family all within Cardiff High Catchment. The home has been modernised, upgraded and very well kept but in keeping with its period feel. Bay windows can be found to the front and side complete with traditional Sash style windows throughout offering an elegant and charming finish.

Integrally the property accommodation briefly comprises; Entrance hall, lounge, sitting room kitchen/dining room, conservatory and shower room all to the ground floor.

To the first floor you will find three double bedrooms and a family bathroom complete with three piece suite. And finally to the second floor you will find an additional double bedroom.

Outside the property to the front you will find a charming courtyard garden with a pathway leading to the front elevation surround by a range of plants and shrubbery. Side gate offers side access to the rear garden which is enclosed and complete with artificial grass and a fence surround.

## ENTRANCE HALL

Enter via original stained glass front door into hallway with original Victorian tiled flooring and staircase leading to first floor. Under stair cupboard provide additional storage. Access into sitting room, lounge and kitchen. Smooth walls and textured ceilings with two central light pendants and traditional coving and cornice.

## SITTING ROOM

13' 3" x 13' 11" (4.06 into bay m x 4.26m)  
Smooth walls with texture ceilings with ceiling cornice/coving and central light pendant. Feature fireplace and surround with original wooden floorboards. Upvc double glazed bay sash window to front.

## LOUNGE

14' 4" x 12' 9" (4.39 into bay m x 3.89m)  
Feature fire place with solid slate surround. Smooth walls with textured ceilings and original ceiling cornice/ coving and original wooden floorboards. Central light pendant. Upvc double glazed bay sash windows to side. Door leading into hallway abs kitchen.

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## KITCHEN/BREAKFAST ROOM

18' 2" x 11' 10" (5.54m x 3.63m)

Fitted with a range of base and eye level unit with worktops over. Large Kenwood cooker with five ring hob and cooker hood over. Inset 1.5 bowl sink unit with two drainers. Space for dishwasher and American style fridge/freezer. Built in dresser with wine racks. Upvc double glazed sash windows to side. Door leading to conservatory and sitting room. Smooth walls with tongue and groove ceilings with two central light pendants with Welsh black slate tiled flooring.

## CONSERVATORY

10' 7" x 8' 8" (3.23m x 2.66m)

Upvc double glazed surround with corrugated ceiling. Smooth walls and textured brick walls and carpeted flooring. Door leading to downstairs shower room and rear garden. Plumbing for washing machine and tumble dryer.

## SHOWER ROOM

Fitted with a modern three piece suite comprising walk in double shower enclosure, WC and wash hand basin. Vanity unit provides ample storage. Upvc double glazed obscure window to side. Tiled flooring and part tiled walls with smooth ceiling and central light pendant.

## LANDING

Smooth walls with textured ceilings and traditional coving and cornice with a central light pendant, with carpeted flooring. Access to bedrooms one, two, three and bathroom. Staircase leading to second floor. Under stairs cupboard provides additional storage.

## BEDROOM THREE

11' 11" x 12' 3" (3.65 m x 3.75m)

Smooth walls with textured ceilings and traditional cornice and coving to finish with central light pendant and solid wood floor boards. Feature fireplace and surround. Upvc double glazed sash window to side.

## BEDROOM ONE

18' 4" x 10' 10" (5.59 maxm x 3.31 min m)

Smooth walls with textured ceilings and traditional cornice and coving to finish with central light pendant and original wooden flooring. Upvc double glazed sash bay window to front with single Upvc double glazed sash window in additional.

## BEDROOM TWO

13' 10" x 11' 10" (4.23 max m x 3.62 min m)

Smooth walls with textured ceilings and traditional cornice and coving to finish with central light pendant and carpeted flooring. Feature fireplace and surround. Upvc double glazed bay sash window to side.

## BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Upvc double glazed obscure sash windows to side. Tiled flooring and walls with feature brick wall effect and spot lighting to ceiling.

## BEDROOM FOUR

18' 8" x 16' 6" (5.69 m x 5.05m)

Following staircase from the first floor directly into bedroom four. Smooth walls and ceilings with two central light pendants and carpeted flooring. Single glazed skylight window to side X2. Additional storage in the eaves.

## OUTSIDE

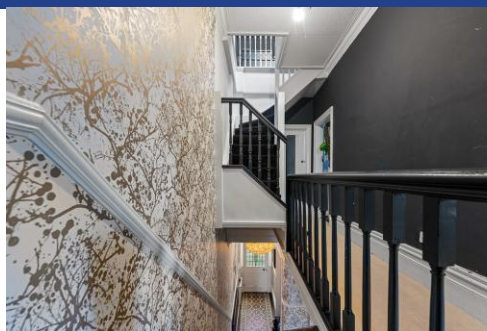
Front - Traditional frontage with brick wall surround and pathway leading to front door complete with flower beds offering a space for a variety of plants and shrubbery. Side gate provides pathway access to rear garden.

Rear - Enclosed garden with wooden fence surround and artificial grass to finish.

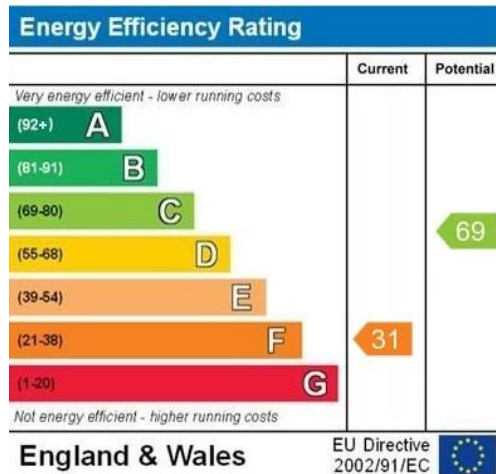
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