

# Hollybush Road

CARDIFF, CF23 6TA

£800,000

Hern &  
Crabtree



# Hollybush Road

Occupying a generous plot along one of Cyncoed's most desirable residential roads, this handsome detached family home offers a rare opportunity to acquire a property of genuine scale in a highly sought-after Cardiff location. Set well back from the road behind mature hedging and a substantial gravel driveway, the house enjoys an immediate sense of privacy and presence.

The accommodation extends to over two floors and retains many attractive traditional features, including parquet flooring, picture rails, coved ceilings and a number of character fireplaces. The principal reception rooms are particularly impressive, each enjoying excellent natural light and pleasant views across the gardens, while the kitchen and adjoining breakfast area create a practical and sociable heart to the home. Upstairs, four well-proportioned bedrooms are arranged around a spacious landing, with the principal bedroom benefiting from access to a private balcony overlooking the rear garden.

While beautifully maintained and presented throughout, the property offers exciting scope for future enhancement, allowing an incoming purchaser the opportunity to create a home tailored to their own tastes and requirements.

The gardens are a defining feature. To the rear, an expansive lawn extends away from the house, framed by mature planting and established trees, creating a wonderfully private setting rarely found within the city. The generous frontage provides extensive parking alongside a detached garage.

Cyncoed remains one of Cardiff's premier residential districts, renowned for its tree-lined avenues, excellent schools and strong sense of community. The property lies within easy reach of Roath Park Lake, Heath Park and Cardiff Golf Club, while a selection of independent cafés, shops and everyday amenities can be found nearby. The area is particularly popular with families due to its proximity to highly regarded schools including Cardiff High School and Rhydypenau Primary School.



# 1836.00 sq ft

## Storm Porch

Double glazed PVC entrance door with matching double glazed side panels. Tiled flooring. Wooden inner door with obscure glazed panel and matching leaded light windows to either side leading into the main hall.

## Entrance Hall

Leaded light windows adjoining the entrance door. Coved ceiling. Staircase rising to the first floor. Parquet flooring. Radiator. Doors leading to all principal ground floor rooms.

## Cloakroom

Double glazed obscure window to the side aspect. Low level WC. Wash hand basin. Parquet flooring.

## Living Room

Double glazed bay window to the front aspect and two additional double glazed windows to the side. Coved ceiling. Picture rail and plate shelf. Attractive parquet flooring. Feature fireplace with wooden surround, tiled inserts and tiled hearth. Two radiators.

## Sitting Room

Double glazed bay window overlooking the rear garden, double glazed full-height patio doors opening to the rear and two double glazed windows to the side with leaded light detailing. Coved ceiling. Parquet flooring. Feature fireplace with wooden surround, cast iron insert and slate hearth. Two radiators.

## Kitchen

Double glazed windows to the side and rear aspects together with double glazed patio doors opening to the garden. Recessed lighting. Laminate flooring. Fitted wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel one and a half bowl sink with drainer. Integrated dishwasher. Four ring gas hob with extractor above. Integrated electric oven. Integrated microwave. Integrated fridge and freezer. Two radiators.

## Breakfast Room

Double glazed window overlooking the rear garden and double glazed patio doors to the side. Coved ceiling. Tiled flooring continuing from the kitchen. Vertical radiator.

## Utility Room

Double glazed window to the side aspect. Fitted work surface. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted combination boiler.

## First Floor Landing

Double glazed obscure leaded light window to the side aspect. Coved ceiling. Loft access hatch. Picture rail. Wooden balustrade. Three generous storage cupboards.

## Bedroom One

Double glazed window overlooking the rear garden and double glazed patio doors opening onto a private balcony. Coved ceiling. Radiator.

## Bedroom Two

Double glazed window to the front aspect and double glazed window to the rear. Coved ceiling. Picture rail. Radiator. Wash hand basin.

## Bedroom Three

Double glazed window to the front aspect and small double glazed window to the side. Coved ceiling. Picture rail. Radiator.

## Bedroom Four

Double glazed window to the front aspect. Coved ceiling. Picture rail. Built-in wardrobe. Radiator.

## Family Bathroom

Two double glazed obscure windows to the side aspect. Recessed lighting. Tiled walls. Carpeted flooring. Corner shower enclosure. Panel bath with jacuzzi jets and shower attachment. Wash hand basin. Low level WC. Radiator.

## Front Garden and Driveway

Set back from the road behind mature hedging, the property is approached via a substantial gravel driveway providing off-road parking for numerous vehicles. Detached garage with concertina-style door. Well-established boundaries create an excellent degree of privacy.

## Rear Garden

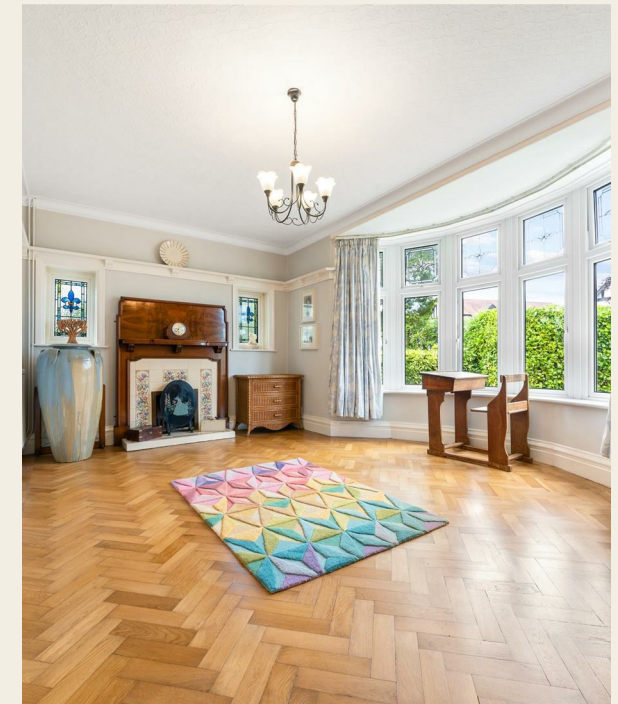
A particularly impressive rear garden of exceptional size, predominantly laid to lawn and bordered by mature hedging, flowering beds and established trees. Paved seating areas provide ideal spaces for outdoor dining and entertaining, while gated side access is available on both sides of the property. Additional benefits include an outside cold water tap.

## Disclaimer

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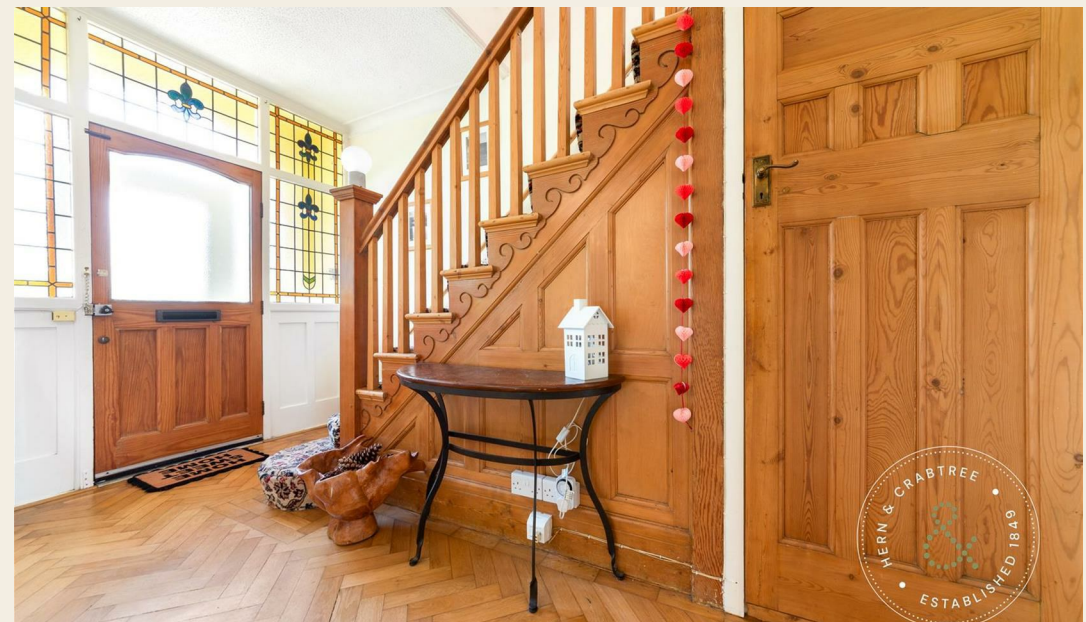
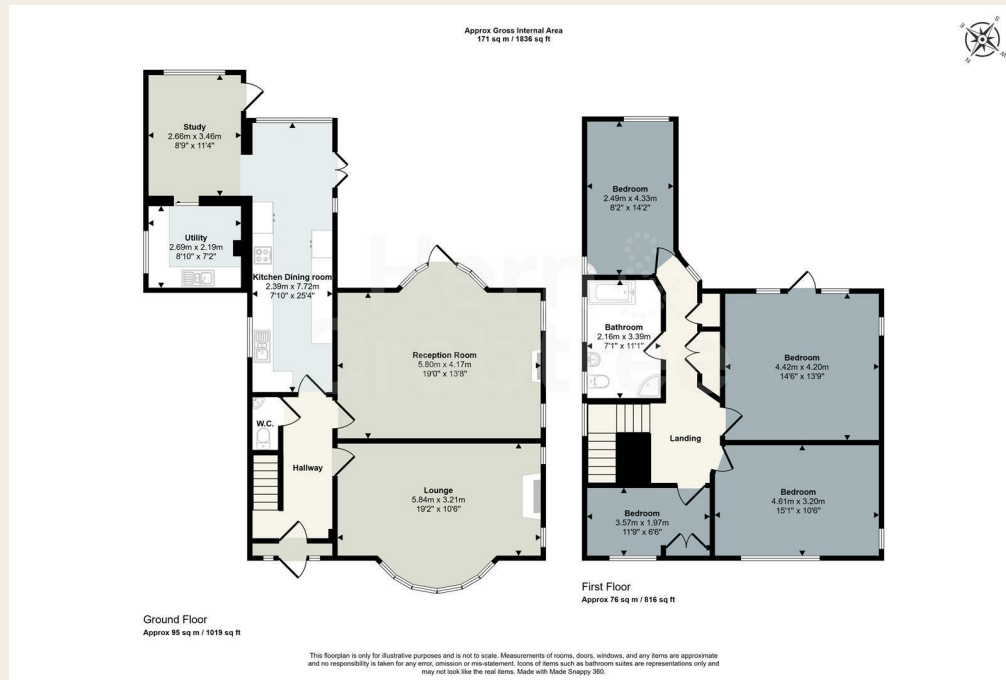
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		<b>72</b>
	<b>59</b>	



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