

Cyncoed Road

CARDIFF, CF23 5SA

GUIDE PRICE £900,000

Hern &
Crabtree



Cyncoed Road

No Chain! Occupying a prominent position in one of Cardiff's most prestigious residential settings, this substantial detached residence presents an exceptional opportunity to acquire a distinguished family home of remarkable scale. Rich in character and offering wonderfully versatile accommodation across three floors, the property has been lovingly maintained over the years and now offers exciting scope for a new owner to update and personalise to their own taste.

Beyond its attractive frontage, the house unfolds into a series of elegant reception rooms, each retaining a wealth of period detailing, including parquet flooring, coved ceilings and feature fireplaces. At its heart is a spacious kitchen and breakfast room with adjoining utility and pantry, flowing effortlessly into a bright garden room overlooking the mature rear garden. The accommodation is further enhanced by a self-contained annexe, complete with its own living accommodation, bedroom and shower room, making it ideal for multi-generational living, visiting family, independent teenagers or those seeking space to work from home.

The upper floors provide an impressive arrangement of bedrooms, including a generous principal suite with fitted wardrobes and en suite bathroom, together with further family bathrooms serving the remaining bedrooms. Outside, mature gardens wrap around the property, while a driveway and a detached garage, with part of the original garage converted into a home office and the remaining section providing a useful garden store, complete this exceptional home.

Situated in the heart of Penylan, Cyncoed Road is regarded as one of Cardiff's finest residential addresses. Roath Park Lake, Waterloo Gardens and Heath Park are all within easy reach, offering beautiful green spaces throughout the year. Well-regarded primary and secondary schools, including Cardiff High School and Marlborough Primary, are close by, while a superb selection of independent cafés, restaurants and shops can be f



3342.00 sq ft

Entrance Porch

Timber entrance door with decorative glazed panels leading into the welcoming entrance porch with Kaden flooring.

Entrance Hall

Window to the side. A spacious reception hall with coved ceilings, parquet flooring, radiator, staircase rising to the first floor with a second inner hallway providing access to the principal reception rooms.

Annex Hallway

Rooflights providing natural light. Recessed ceiling lighting, built in storage cupboard and access to the annexe accommodation.

Annex Garden Room

Double glazed windows to the rear and side together with a PVC door to the side. Tiled flooring and radiator.

Annex Bedroom

Double glazed bi fold doors opening to the rear garden. Air conditioning and access to the en suite shower room.

Annex Ensuite

Obscure double glazed window to the side. Walk in shower, wash hand basin, WC, heated towel rail, tiled walls, tiled flooring and recessed ceiling lighting.

Annex Living Room

Double glazed windows to the front and side. Coved ceiling and access to the adjoining shower room.

Annex Ensuite Shower Room 2

Obscure double glazed window to the side. Walk in shower, wash hand basin, WC, heated towel rail, tiled walls, tiled flooring and recessed ceiling lighting.

Living Room

Double glazed bay window to the front. Elegant reception room with coved ceilings, parquet flooring, two boxed radiators and a feature gas fireplace with tiled surround and hearth.

Dining Room

Double glazed shallow bay window to the front. Coved ceilings, parquet flooring, radiator and feature fireplace with decorative surround.

Cloak Room

Obscure double glazed window to the rear. WC, wash hand basin, radiator and luxury vinyl.

Kitchen / Breakfast Room

Windows to the side. Fitted with an extensive range of wall and base units complemented by stone work surfaces incorporating a stainless steel one and a half bowl sink. Integrated AEG five ring induction hob, twin integrated ovens, integrated fridge, integrated freezer and integrated dishwasher. Tiled flooring, recessed ceiling lighting and coved ceiling.

Utility / Pantry

Window. Fitted shelving together with space and plumbing for both a washing machine and tumble dryer. Continuation of the tiled flooring.

Garden Room

Double glazed windows to three sides together with a PVC door opening onto the rear garden. Solid roof construction, tiled flooring and an excellent additional reception space overlooking the gardens.

First Floor Landing

Double glazed window to the rear elevation. A spacious landing with coved ceiling, Karndean flooring, built in storage cupboard beneath the staircase and staircase rising to the second floor.

Bedroom One

Double glazed semi circular bay window to the front elevation. A generous principal bedroom with coved ceiling, Karndean flooring, fitted wardrobes, radiator, additional vertical radiator and access to the en suite bathroom.

En Suite Bedroom

Obscure double glazed window to the side elevation. Comprising a panel bath, separate shower enclosure, wash hand basin and WC. Heated towel rail, tiled flooring and tiled walls to splashback areas.

Bedroom Two

Double glazed shallow bay window to the front elevation. Coved ceiling, radiator and two built in wardrobes.

Bedroom Three

Double glazed windows to the side and rear elevations. Coved ceiling and radiator.

Bedroom Four

Single glazed window to the side elevation. Radiator.

Family Bathroom

Obscure double glazed window to the side elevation. Fitted with a corner bath, corner shower enclosure, wash hand basin and heated towel rail. luxury vinyl with a fully tiled room.

Seperate WC

Obscure double glazed window to the rear elevation. Fitted with a WC. vinyl flooring and tiled walls.

Second Floor Landing

Double glazed window to the side elevation. Timber balustrade with glazed panels and access to useful eaves storage.

Bedroom Five

Double glazed windows to the front, side and rear elevations, creating a wonderfully bright room. Radiator and useful eaves storage.

Bedroom Six

Double glazed window to the rear. Radiator.

Second Floor Bathroom

Obscure double glazed window to the side elevation. Suite comprising a panel bath with shower over, wash hand basin and WC. Heated towel rail, tiled walls and laminate flooring.

Front Garden

Approached through wrought iron gates with a crazy paved pathway leading to the front entrance. The front garden is enclosed by mature hedging and is predominantly laid to lawn with established shrubs, planted borders and an ornamental pond, creating an attractive approach to the property.

Rear Garden

The rear garden enjoys a high degree of privacy and has been thoughtfully landscaped to provide a wonderful outdoor space. Immediately adjoining the house is a generous paved terrace, ideal for outdoor dining and entertaining, leading onto a substantial lawn bordered by mature trees, shrubs and established planting. To the rear of the garden is a detached garage, part of which has been converted to provide a useful home office, while the remaining section offers excellent storage. Gated side access leads to secure off road parking, accessed via keypad operated gate.

Disclaimer

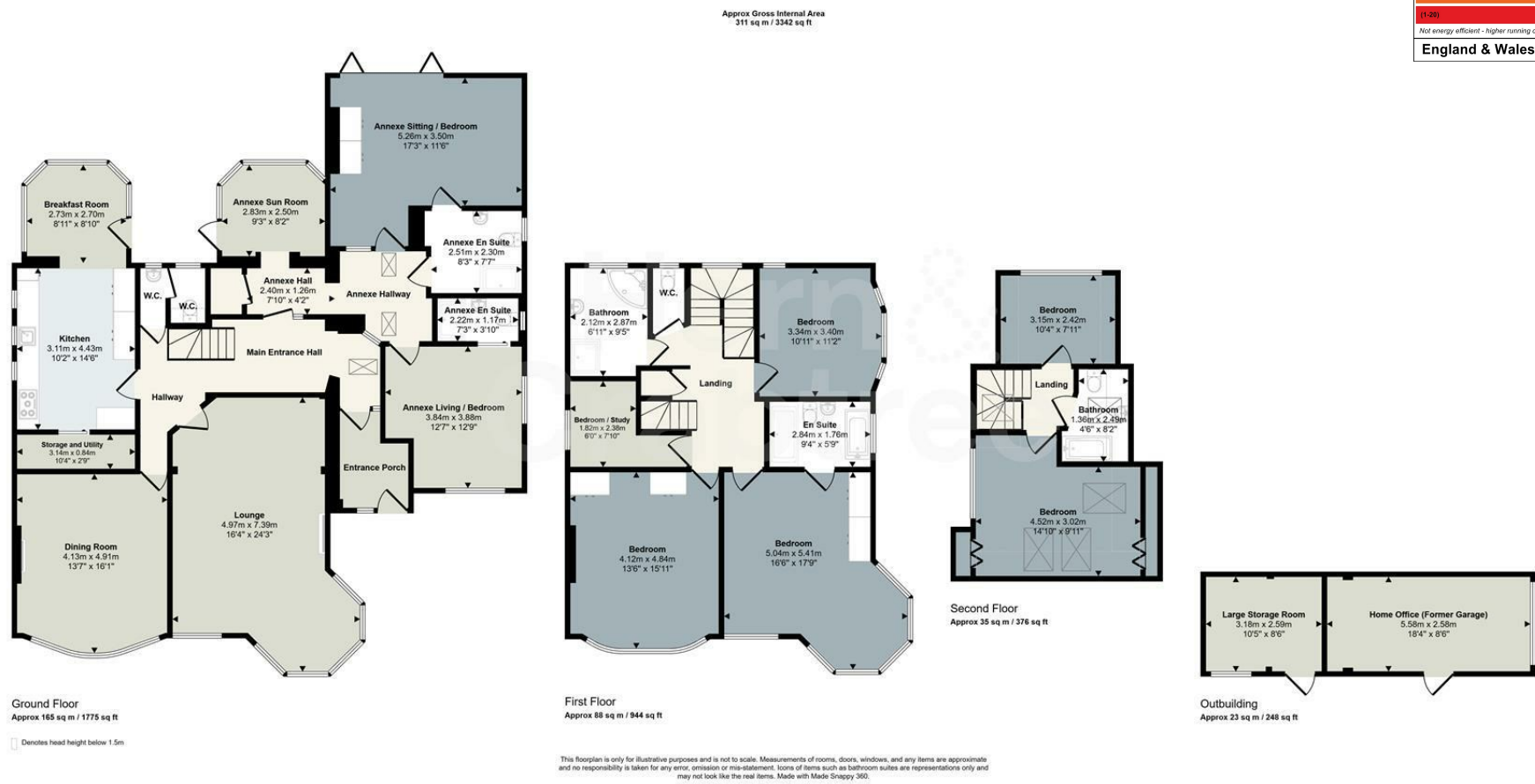
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or

related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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

Good old-fashioned service with a modern way of thinking.



**Hern &
Crabtree**

📞 02920 620 202 ✉️ heath@hern-crabtree.co.uk

🌐 hern-crabtree.co.uk

📍 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.