

Llyswen Road

CARDIFF, CF23 6NG

GUIDE PRICE £775,000

**Hern &
Crabtree**



Llyswen Road

Located on the desirable Llyswen Road in Cyncoed, this attractive detached three-bedroom home offers generous living space, character features and a good-size rear garden, all set in one of Cardiff's most sought-after suburbs.

Behind a gated driveway and mature frontage, the property opens into a spacious hallway with stained glass detailing and wood block floors. The ground floor includes a front lounge with bay window and feature fireplace, a connecting sitting room with French doors to the garden, and an extended kitchen with central island, twin Neff ovens and a six-ring hob. A light-filled dining area forms part of the extension, ideal for family dining or entertaining.

Upstairs are three well-proportioned bedrooms and a traditional family bathroom with bath, bidet and separate WC. The home retains original charm throughout and offers excellent scope to update or extend (subject to planning).

Outside, the large rear garden is landscaped with mature trees, a lawn, and a paved patio area. There is side access to the front, where you'll find gated parking and an integral garage.

The property is within catchment for Cardiff High School and Rhydypenau Primary. Roath Park, Cyncoed Village and a range of amenities are nearby, with excellent access to public transport, the A48 and M4.



1705.00 sq ft

Front

Gated and offering off-street parking for at least one vehicle with potential to expand. Includes mature trees, lawn, shrubs, and hedging. Also provides access to the garage and side gate to the rear.

Entrance Hall

Accessed via a double glazed wood front door with inset stained glass and matching side panels, the open porch features a tiled floor with a step into a spacious hallway. The hall includes a staircase to the first floor, picture and dado rails, radiator, and archways leading to various rooms. Double glazed French doors provide access to the rear garden. There's also a useful understairs storage cupboard and internal access to the single integral garage.

Lounge

15'8" max x 15'1" max

The front lounge features a double glazed bay window with panelling beneath, coved ceiling, ceiling rose, picture rail, wood block flooring, radiator, and a feature fireplace surround. Two slim glazed windows provide light into the adjoining sitting room.

Sitting Room

13'7" max x 12'11" max

Enjoying lovely views of the garden through double glazed French doors with fitted shutters, the sitting room has stained glass windows to the side, plate rail, coved ceiling, wood block flooring, and radiator.

Kitchen

12'11" max x 10'9" max

The kitchen features stained glass windows to the side and offers twin sinks with a mixer tap, polished stone countertops, a central island, a six-ring Neff ceramic hob with extractor hood, twin integrated Neff ovens, and space for a fridge freezer. A squared-off arch leads into the dining room.

Dining Room

10'2" max x 9'6" max

Part of a rear extension with a pitched roof, this light-filled dining space includes glazed windows to the rear and side, a double glazed door to the garden, matching tiled flooring with the kitchen, a plate rail, and a radiator.

Cloakroom

Located off the hallway, the cloakroom includes a single glazed stained glass window to the side, WC, wash hand basin, part panelling, tiled flooring, and radiator.

Landing

Stairs rise from the entrance hall with a wooden handrail and bannister. A stained glass side window adds character to the landing, which provides loft access.

Bedroom One

15'9" max x 14'9" max

Situated at the front, this spacious double room offers a double glazed bay window, a side stained glass window, picture rail, and radiator.

Bedroom Two

13'3" max x 12'11" max

Overlooking the rear garden, this double room features a rear-facing double glazed window, side stained glass window, and radiator.

Bedroom Three

8'2" max x 8'0" max

A single room positioned at the front with a double glazed window and radiator.

Bathroom

9'9" max x 6'4" max

Fitted with a bath featuring central taps and a shower mixer, WC, bidet, basin, shaver point, part tiled walls, vinyl flooring, radiator, and double glazed obscure window to the rear.

Garden

Beautifully landscaped and well established with a brick paved patio, low-rise decorative brick borders, mature shrubs and trees, a spacious lawn, outside lighting, and side gate access to the front.

Additional Information

Freehold. Council Tax Band H (Cardiff). EPC rating TBC.

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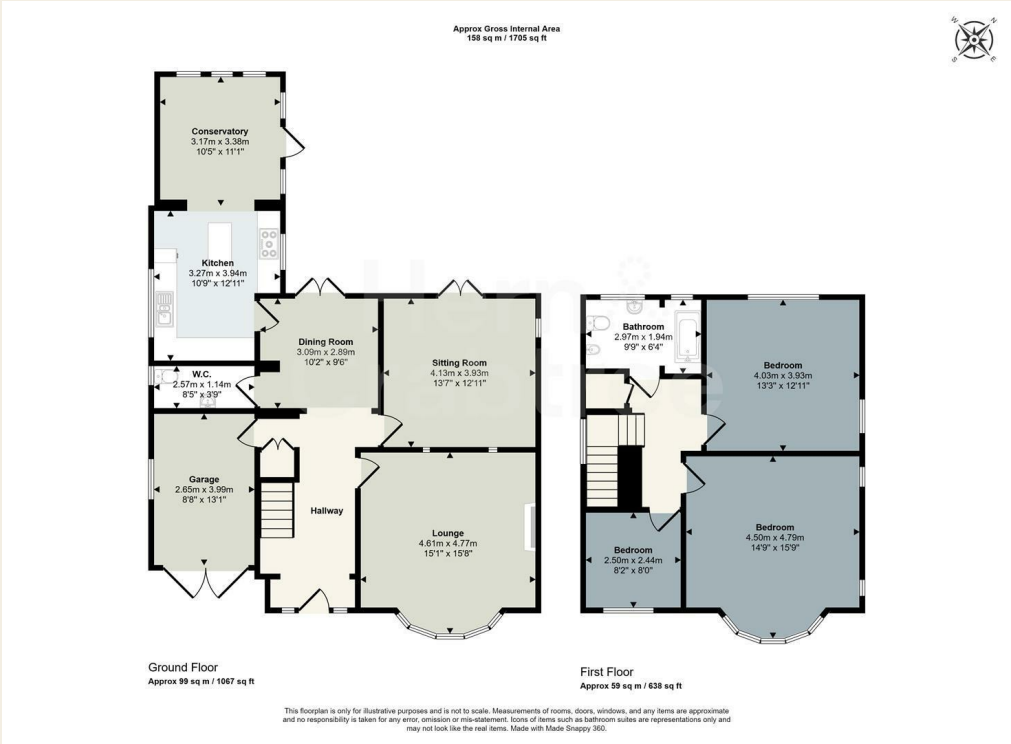
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Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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