

Windermere Avenue

CYNCOED, CARDIFF, CF23 5PQ

GUIDE PRICE £525,000

**Hern &
Crabtree**



Windermere Avenue

Situated on the desirable Windermere Avenue, this home enjoys a prime location within the catchment area for the highly regarded Cardiff High School and is just moments from the scenic beauty of Roath Park and Lake — ideal for peaceful walks and outdoor enjoyment. This property offers a fantastic lifestyle with a range of local amenities, cafés, shops, and excellent transport links all close at hand.

Inside, the property is both warm and inviting. The ground floor comprises a welcoming entrance hall, a convenient WC, a comfortable front living room, and a stylish open-plan kitchen, dining, and sitting area to the rear — perfect for everyday living and entertaining guests.

Upstairs, the first floor features three well-proportioned bedrooms and a modern family bathroom. Outside, the home benefits from an enclosed rear garden, offering a private space to relax or entertain, as well as off-street parking at the front.

A rare opportunity to secure a traditional family home in one of Cardiff's most prestigious residential areas, just a short walk from the lake and everything the area has to offer.

Cyncoed is one of Cardiff's most well regarded suburbs, known for its spacious, elegant homes, leafy streets, and elevated position with scenic views. Favoured by families, it offers top-tier schools like Cardiff High and access to Cardiff Metropolitan University. Residents enjoy proximity to Roath Park, boutique shops, and strong transport links to the city centre. With its blend of tranquillity, architectural charm, and lifestyle amenities, Cyncoed epitomizes refined suburban living in the Welsh capital.



1472.00 sq ft

Entrance Porch

Entered via a set of french wooden glazed doors to the front aspect, double glazed window over. Tiled sidings, wood and stained glass door leading into the hallway.

Hallway

Matching stained glass windows to either side of the door and glazed window over for light. Stairs to the first floor, picture rail, radiator, wood parquet flooring, under stair storage cupboard. Concealed door offering access to an under stair cloakroom.

Cloakroom

Double glazed window to the side, WC, wash basin, tiled floor.

Living Room

12'9" max x 15'4" max
Double glazed bay window to the front, ceiling rose, coved ceiling, picture rail. Cast iron fireplace, wooden mantelpiece, quartz hearth. Radiator, wood parquet flooring.

Open Plan Kitchen Diner / Sitting Room

Broken plan L-shaped room.

Kitchen Diner

23'8" x 8'2"
Double obscure glazed window to the side, double glazed window to the rear, double glazed skylight to the rear. Set of french doors leading out to the rear garden. Further three double glazed windows in the sitting room to the rear aspect. Kitchen is laid with wall and base units with a central island offering storage and a ceramic induction hob. Kitchen continues with a sink and drainer with instant hot water tap, integrated fridge freezer, integrated pull out larder cupboard. Integrated double oven and grill. Integrated full length dishwasher. Integrated washing machine. Pull out multi-socket power point on the island. additional

radiator to the dining room. Open to the sitting room.

Sitting Room

14'7" x 9'10" 193'6"
Sitting room continues with two vertical radiators and a cast iron wood burning stove set into the chimney breast with a slate hearth. Wood laminate flooring.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and box banister.

Landing

Double glazed window to the side, matching banister, loft access hatch. Doors to:

Bedroom One

15'3" max x 12'0" max
Double glazed bay window to the front, picture rail, radiator.

Bedroom Two

14'6" x 10'7"
Double glazed window to the rear, radiator, built-in storage cupboard. Picture rail, radiator.

Bedroom Three

8'2" x 8'2"
Double glazed window to the front, radiator, picture rail.

Bathroom

7'10" x 9'6"
Double glazed obscure windows to the side and rear. Four piece bathroom with bath, separate shower quadrant with plumbed shower, WC, wash basin, part tiled walls. Heated towel rail, vinyl floor, extractor fan.

External

Front

Lawn, low rise brick wall, paved patio, driveway to the side offering parking for several vehicles. Outside light.

Rear Garden

Enclosed rear garden with paved patio, lawn, external cold water tap and power point. Storage shed, mature shrubs and flower borders. Access to studio/home office.

Studio / Home Office

14'1" x 9'5"
forming part of the garage conversion, double glazed french doors. Power, light and double glazed window to the side.

Additional Information

We have been advised by the vendor that the property is Freehold.
EPC =
Council Tax band =

Disclaimer

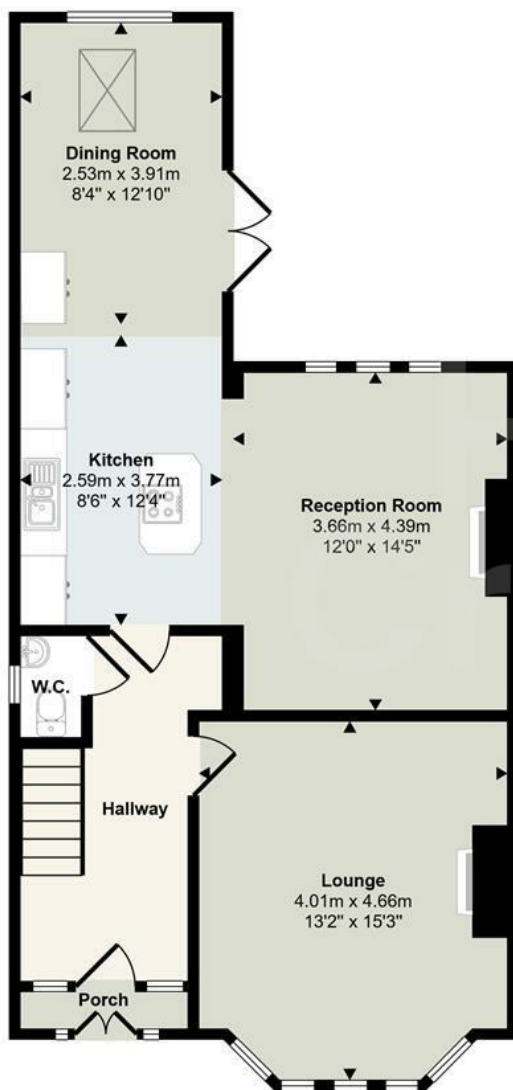
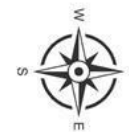
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



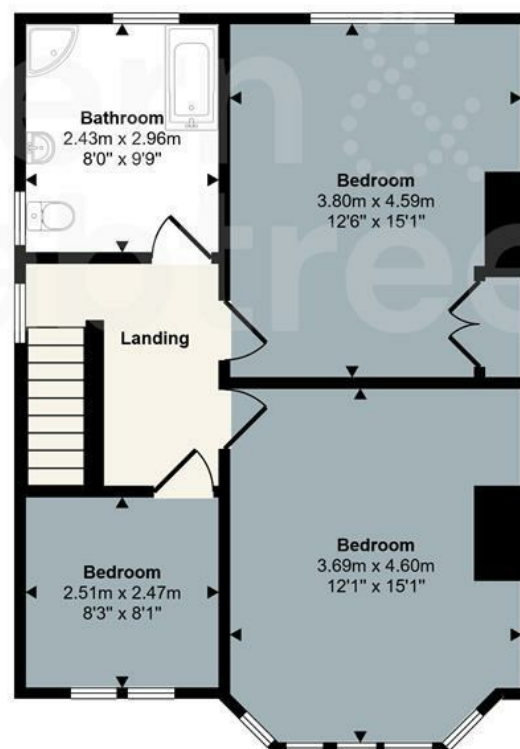




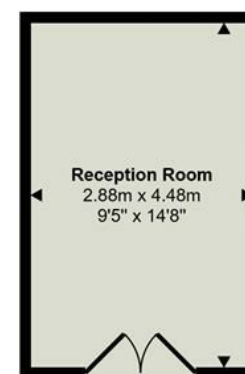
Approx Gross Internal Area
137 sq m / 1472 sq ft



Ground Floor
Approx 67 sq m / 721 sq ft



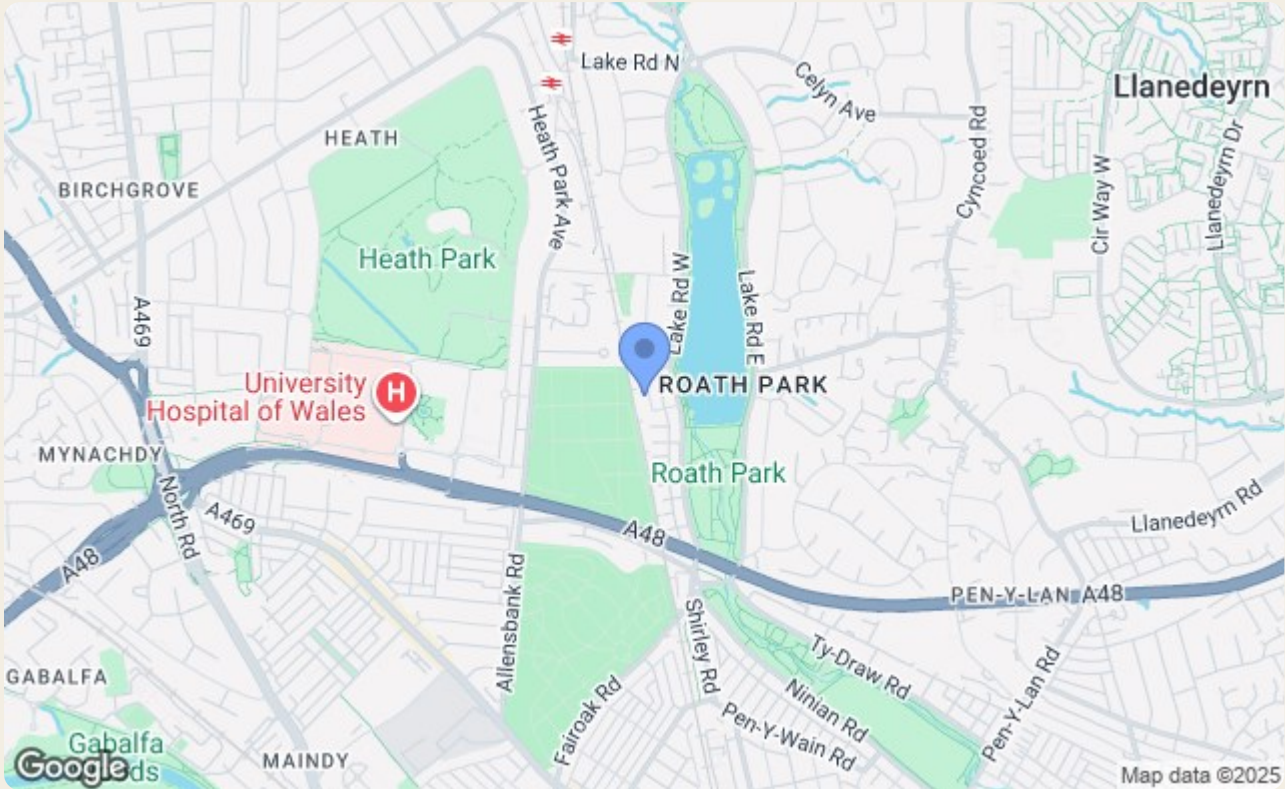
First Floor
Approx 57 sq m / 612 sq ft



Outbuilding
Approx 13 sq m / 139 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



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	
66	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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, or 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.