



10 Llandennis Avenue Cardiff



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AN IMMACULATELY PRESENTED, PRESTIGIOUS HOME
ON A HIGHLY SOUGHT AFTER ROAD IN CYNCOED

Six Bedrooms | Detached | Five reception rooms
Many original features throughout | Substantial front and rear gardens
Detached triple garage

Llandennis Avenue, in the prestigious suburb of Cyncoed, is one of the most sought after roads in South Wales.

Approached via a gated driveway and set back from the road with substantial lawned frontage, number 10 Llandennis Avenue is a truly rare property, built in 1931, that is only put for sale once in a generation.

The leaded stained glass double front doors open onto a generous central entrance hall with original features including plate stands, coving and a feature fireplace. The staircase is immaculate with ornaments adorning the newel posts with original feature lighting.

The drawing room is triple aspect, with windows to front and rear and a bay window to the side and French doors opening onto the paved terrace. There are picture rails and coving as well as an original fireplace with mantelpiece over.

The dining room has a bay window to the front and window to the side. Original features include plate stands, coving and a fireplace with mantelpiece over.

The sitting room has a parquet floor, bay window to the front and 2 windows to the side. Original features include picture rails, coving and a fireplace with mantelpiece over.

The bespoke fitted kitchen has a tiled floor with under-floor heating. There are wall and base units with granite worktops over. Integrated appliances include a fridge/freezer, dishwasher, range cooker with extractor over and double circular sinks with inset drainer. A window overlooks the rear garden.

The breakfast room has a parquet floor and window to the side. Original features include picture rails, coving and a rare to find bread oven with slate surround.

The utility room has a tiled floor, ceramic sink and drainer, a window and door to the rear garden and ample storage.

The conservatory has a tiled floor with under-floor heating, French doors leading to the rear garden and a lantern roof. A wc completes the downstairs accommodation.





The impressive staircase takes us to the spacious landing where you will find a leaded stained glass door opening to a room overlooking the front garden. Original features include picture rails and coving and there is an airing cupboard and additional storage cupboards.

The Master bedroom has windows to the front and side, coving and 2 storage cupboards. There is a luxurious en suite bathroom with Amtico floor, tiled walls and a suite comprising a panelled bath, wc, bidet, vanity wash hand basin and a chrome heated towel radiator.

Bedroom 2 has a bay window to the front, window to the side and original features including picture rails, coving and a feature fireplace.

Bedroom 3 also has a bay window to the front, 2 circular leaded stained windows to the side, picture rails and coving.

Bedroom 4 has oak flooring, windows to the side and rear, picture rails and coving.

Bedrooms 5 and 6 both have windows to the rear, picture rails and coving.

The family bathroom has a suite comprising a double shower cubicle with rainwater showerhead, Jacuzzi bath, wc, bidet, pedestal wash hand basin, chrome heated towel rail and obscure window to the rear.

Outside, there is a long driveway leading to a detached triple garage with electric doors. There is an additional storage room and wc to the rear of the garage. The front garden is mature with lawn, shrub borders and much privacy due to the mature hedgerow fronting Llandennis Avenue.

The rear garden has a large lawn and a wraparound paved terrace, ideal for entertaining and dining al fresco.

Services: Gas, electric and mains water & drainage

Local Authority: Cardiff Council

Council Tax: Band I

Directions: Travel out of the City along Cathays Terrace until you reach Roath Park lake. Proceed along Lake Road East and turn up Cefn Coed Road. At the top of the road, turn left and proceed along Cyncoed Road for approximately 1 mile. Turn left onto Llandennis Avenue and the property can be found on the right hand side.





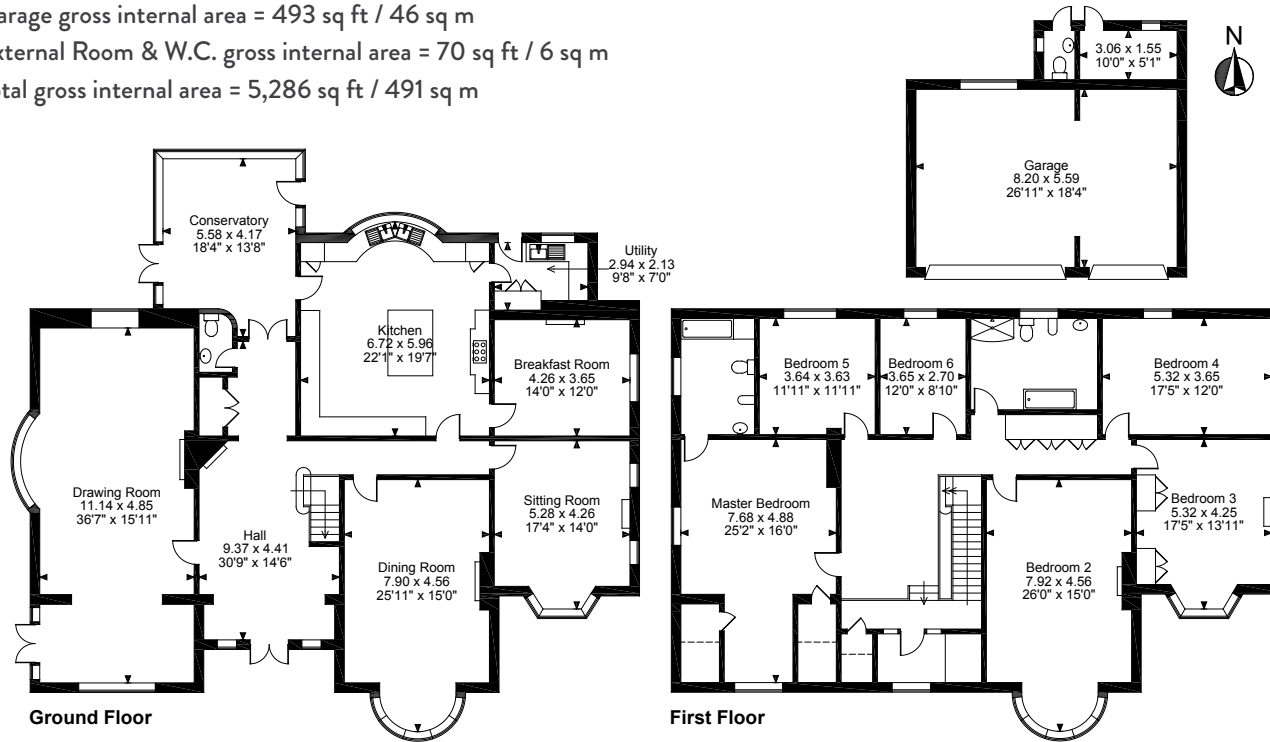
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Main House gross internal area = 4,723 sq ft / 439 sq m

Garage gross internal area = 493 sq ft / 46 sq m

External Room & W.C. gross internal area = 70 sq ft / 6 sq m

Total gross internal area = 5,286 sq ft / 491 sq m

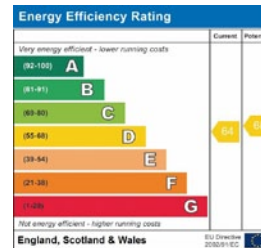


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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