



Excellent example of a family home

112 Cyncoed Road, Cardiff, CF23 6BL

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Huge potential to create your dream home • Bay fronted, detached period home in an original plot • Located on the very popular Cyncoed Road • Driveway parking for numerous vehicles • Offered with no onward chain  
A substantial detached property with potential to improve and extend, subject to planning permission  
EPC rating: D

Entered into a porch with original tiled floor, the original front door with leaded stained windows open onto a large central hallway with doors to the principal reception rooms. To the front is a large sitting room with a box bay window. The front living room has a rounded bay window, feature fireplace with stone surround. The rear reception room has a recessed fireplace and French doors opening onto the garden.

The kitchen is spacious with a combination of wall and base units with worktops over. There is a double oven and ceramic hob.

The utility room is off the kitchen with space and plumbing for a washing machine and tumble dryer. A cloakroom with wc and under stairs storage completes the downstairs accommodation.

Upstairs, there is a large galleried landing with original leaded stained window to the side.

There are two bedrooms to the front, both with fitted wardrobes, one with an en suite shower room.

To the rear is a large bedroom with fitted wardrobes and an en suite shower room.

There are two further bedrooms, both serviced by the family bathroom. Outside, there is a lawned front garden, walled to the road with block paved driveway to the side, leading to a parking area at the rear. The garden is private and mature, with a patio area, lawn, trees and mature shrubs. There is a swimming pool that is no longer used as well as a detached conservatory, ideal for storage. There is also a shower room and sauna at the rear of the house.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.





**Cyncoed Road, Cardiff**

Main House gross internal area = 2,933 sq ft / 272 sq m

Conservatory gross internal area = 362 sq ft / 34 sq m

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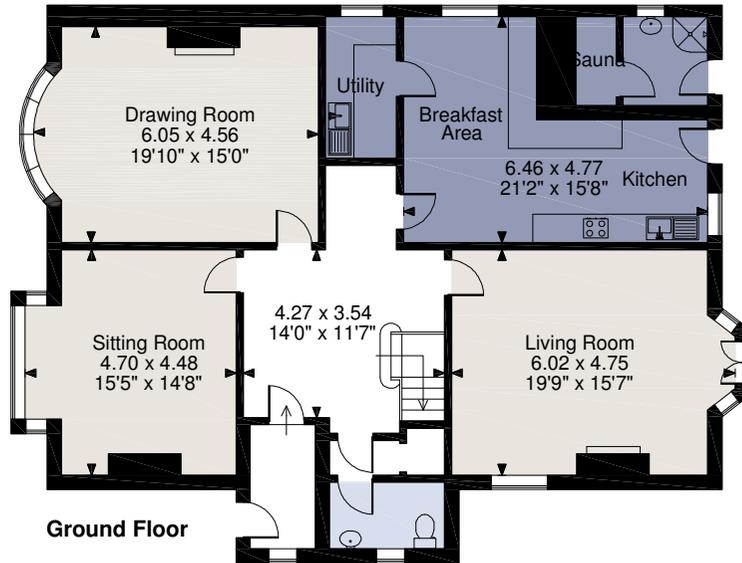
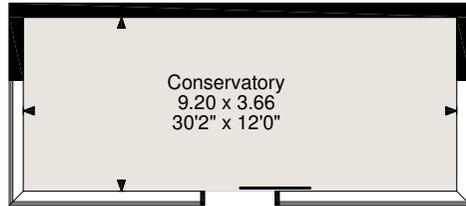
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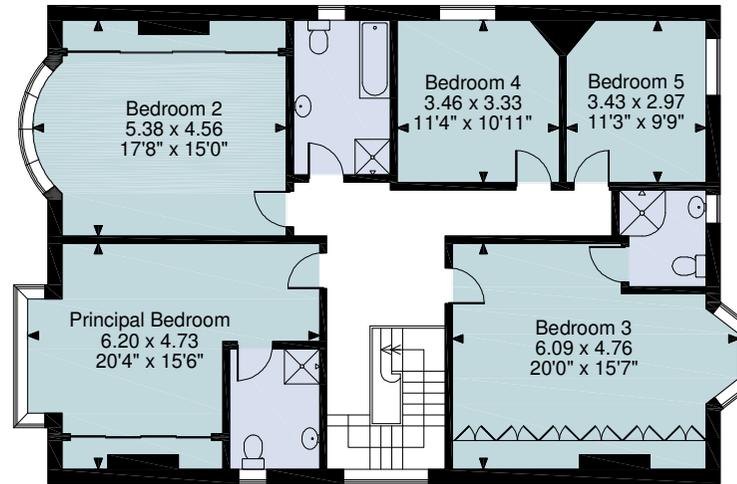


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**Ground Floor**

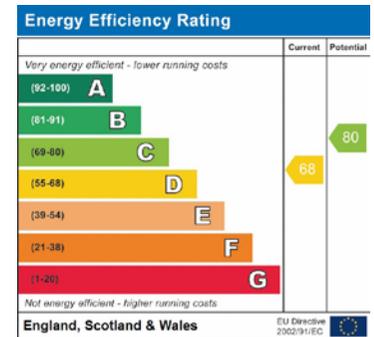


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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