



Family home in a great location

37 Hollybush Road, Cardiff, CF23 6SY

Freehold



Bursting with original features • In need of some modernisation • Driveway parking for numerous vehicles • Private, mature rear garden • Offered with on onward chain

Situation

The house is in the highly regarded Cyncoed area of Cardiff, approximately 3 miles north of the City Centre. Cyncoed is one of the most desirable areas of Cardiff and an affluent suburb of the City.

There is good access by car to amenities in Cyncoed and access to the M4 motorway at Junction 30 (Cardiff Gate). The nearest railway station is Heath High level, providing direct services to Cardiff Central station. Llanishen Reservoir and Cardiff Golf Club are located nearby.

Description

With a traditional look from the outside, this large detached house has been much extended over the years adding to the amenity space of the ground floor.

The front door opens onto a central hallway with deep coving and staircase to the first floor. The sitting room has fitted carpet and a window overlooking the front garden. The front reception room has a large bay window to the front. There is an inner lobby with access to a downstairs wc and study, formerly the garage.

The living room to the rear has a feature fireplace, sliding doors onto the rear garden and French doors into the bay opening to the side. The kitchen has a combination of wall and base units, with

access to a large pantry and generous utility room with space and plumbing for a washing machine and tumble dryer.

There is an inner hall accessing a downstairs shower room and large billiards room with windows to 3 sides and French doors opening onto the rear garden.

Upstairs a generous landing leads to 6 bedrooms, the principal bedroom boasting a large dressing room and en suite bathroom.

The family bathroom is large with separate bath and shower.

Outside, to the front is a block paved driveway with ample parking for numerous vehicles.

The private, fully enclosed rear garden has been beautifully landscaped. There is mature planting, bordered by hedgerow, lawn, generous seating area and brick built bbq.

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 right onto Hollybush Road and the property can be found on the left hand side.





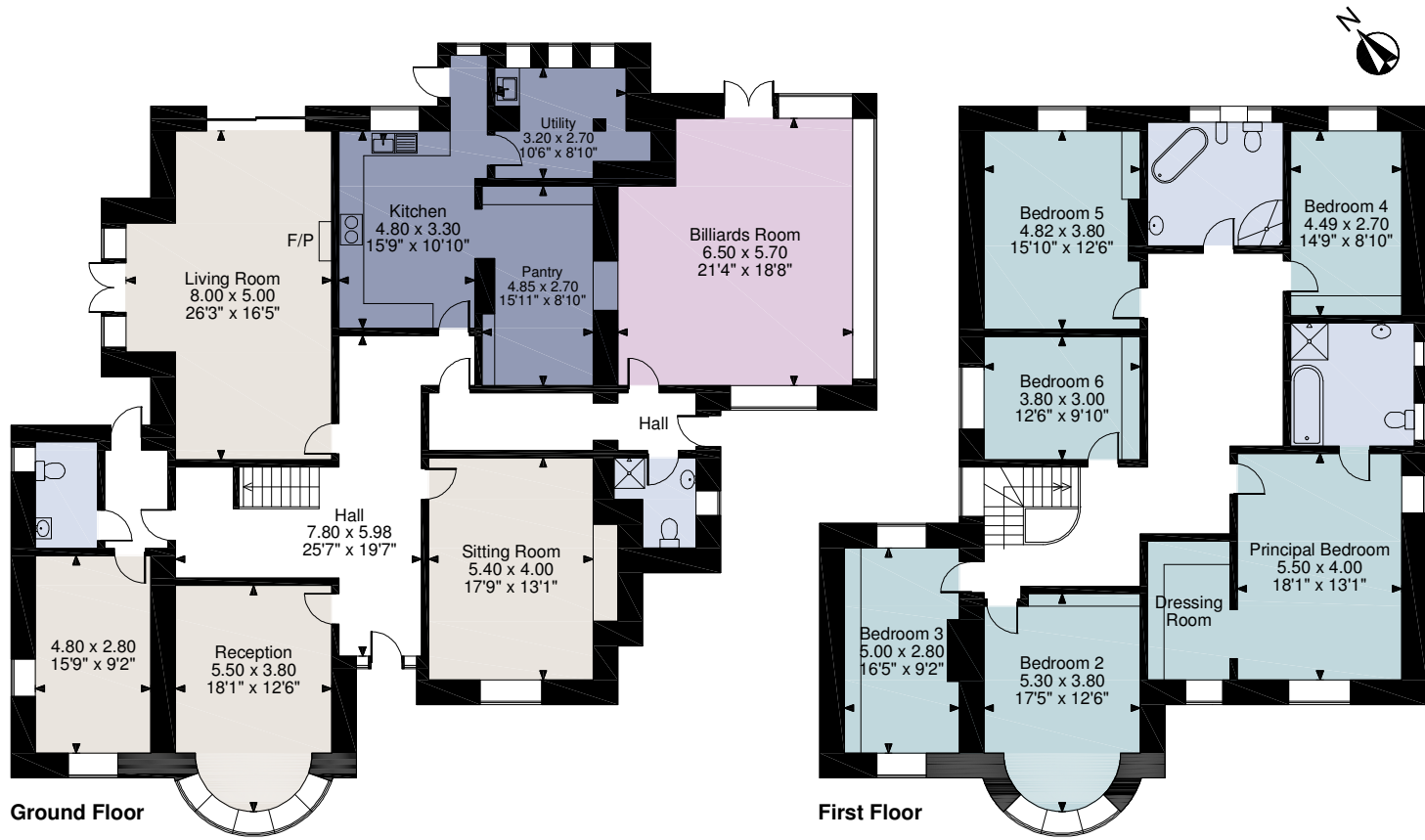
Hollybush Road, Cardiff, Caerdydd
Main House 4,253 sq ft / 395 sq m



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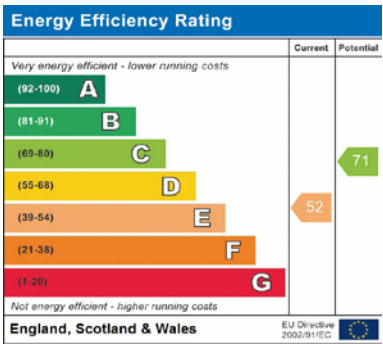
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