



22 Cefn Coed Road, Cyncoed, Cardiff, CF23 6AR.

**£765,000** Freehold

**pa** black







# 22 Cefn Coed Road, Cyncoed, Cardiff, CF23 6AR.

A superior detached double fronted four bedroom family residence, occupying a fine location, gently elevated with views across the surrounding area, and set back with a large and private frontage garden, approached by a double width six car private drive leading to an integral double garage.

This stunning house has been greatly extended and well improved in recent years and provides comfortable accommodation for a growing family with private sunny gardens to both sides of the property with additional secure parking and a very secluded lawned garden area, inset with a sun terrace and totally screened by mature conifers and hedgerow.

The property is also within a short walk from the Scenic Roath park Lake and Botanical Gardens, with Roath park flower gardens just a little further.

This superb family home includes a new bespoke open plan fully fitted luxury kitchen, breakfast room and Orangery (26'4 x 14'6), extended and installed in 2015, gas heating with panel radiators, Worcester combi boiler (2014), PVC double glazed windows, patio doors and french doors, parquet block floors and two modern stylish contemporary bathrooms, one being ensuite to the master bedroom and completed in 2015. The generous living space also includes a deep central entrance reception hall, a deep built in cloaks hanging cupboard and a down stairs cloak room with a modern white suite.

The first floor comprises four double sized bedrooms, two with double built in wardrobes, whilst the master bedroom also includes an ensuite dressing room (10'3 x 8'4), a stunning bespoke ensuite shower room and a first floor secure balcony with relaxing views.

Outside the gardens are very private, comprising a large front lawn screened by trees, whilst on both sides of the house there are enclosed and secluded gardens, with mature lawns and patios plus an additional driveway, and a narrow rear garden links the two for access. A very deceptive detached four bedroom family house, gently elevated and benefiting a high level of privacy. Must be seen!

## Schools

The local primary schools are excellent and include Lakeside Junior, Marlborough primary school and Albany Road primary. Cefn Coed Road falls within the catchment area of Cardiff High School. In addition to the English-medium community provision Ysgol y Berllan Deg and Ysgol y Wern are the Welsh-medium primary schools serving the local area under consideration and are in the Ysgol Bro Edern and Ysgol Glantaf catchment for high school respectively.

## Local Amenities

Within a short walk is the very popular Wellfield Road shopping centre with its extensive range of local shops and stores including Fab, a ladies fashion shop, Accessory Box which sells a range of fashion accessories, Barclays Bank Plc, Bentleys a café, Central Pharmacy, Cut Above is a unisex hairdresser offering a range of hairstyles, haircare products and other hair services, Derek Freye is a dry cleaners offering a range of cleaning and other clothing and linen services. Errol Willy is a unisex hairdresser offering a variety of men's and women's hair services, File & Style is a beauty salon providing various pampering services and beauty treatment, Himalaya Restaurant is an Indian Restaurant serving a selection of curry and other spicy foods which are traditionally eaten in India, and a new addition is Joe's Ice Cream parlour. The property is situated in a central location and offers many local amenities including Roath Park, Wellfield Road, Libraries and good access to the city centre of Cardiff and M4 motorway.





### Entrance Porch

Open fronted, quarry tiled threshold, outside light.

### Entrance Hall

Central hallway, approached via a white PVC double glazed part panelled front entrance door leading to a main hallway with parquet block flooring, wide carpeted single flight spindle balustrade staircase leading to a first floor landing, useful built-in full height cloaks and boot room with shelving and light.

### Downstairs Cloakroom

White suite comprising slim line W.C., oval shaped wash hand basin with a built out vanity unit, tiled flooring, radiator, PVC double glazed patterned glass window to front.

### Cloaks Hanging Cupboard

### Open Plan Kitchen/ Orangery

26' 4" x 14' 6" narrowing to 10' 1" (8.03m x 4.42m narrowing to 3.07m) Beautifully fitted bespoke kitchen installed circa 2015, extensively refurbished with a full range of stylish and contemporary floor and eye level units with high gloss doors with slim line chrome handles beneath Minerva Sylmar solid work surfaces incorporating a Neff induction four ring hob with glass surround and stainless steel Neff canopy style extractor hood. Integrated Franke stainless steel sink with contemporary power jet mixer taps, integrated stainless steel Neff fan



assisted electric oven with separate grill, space with plumbing and housing for an American style fridge freezer, space with plumbing for an automatic washing machine, space for the housing of a dishwasher, integrated Neff dishwasher.

Freestanding island unit with peninsula breakfast bar, concealed pop-up power point tower within the central island unit, all doors and drawers with soft closing facility including custom made cutlery compartments, deep pan drawers, carousel corner units, pull out larder unit with multiple shelving, walls chiefly ceramic tiled with under unit lighting, smoked glass display cabinets with glass shelves and internal lights'

Porcelain tiled flooring throughout, seating area with ample space for a 3 seater and 2 seater sofa suite, stylish and contemporary log burning stove, large PVC double glazed lantern style ceiling window, PVC double glazed window to side, ceiling with spotlights.

One wall finished in attractive brick effect ceramic tiles being a feature for the room, white PVC double glazed sliding patio doors with side screen windows that open on to a slate paved very private and secluded side garden patio.



### Open Plan Lounge / Dining Room

28' 9" x 14' 6" narrowing to 11' 10" ( 8.76m x 4.42m narrowing to 3.61m ) Independently approached from the entrance hall, a large open plan principal room combining both lounge and dining area finished with parquet block flooring throughout, Minster style contemporary fireplace with living flame coal effect gas fire with matching surround and hearth, large PVC double glazed picture window with outlooks across the private tree lined front gardens, further white PVC double glazed French doors with side screen windows opening on to an enclosed and private level sunny side garden. Two double radiators.

### First Floor Landing

Approached via a single flight spindle balustrade staircase leading to a central landing with large access to the roof space via a drop down ladder. Built-in airing cupboard with shelving.

### Master Bedroom One

14' 9" x 16' 3" narrowing to 9' 2" (4.50m x 4.95m narrowing to 2.79m) Forming part of a master suite, approached via an ensuite dressing room, furnished with stylish wood flooring and inset with a double glazed PVC window with front aspect across the tree lined and enclosed front gardens and on to Cefn Coed Road. Double radiator, further PVC double glazed window with a rearward aspect.





## Ensuite Shower Room

Stylish and contemporary modern white suite with luxury fittings and ceramic tiled floor and walls, comprising double size shower with attractive tiled walls, chrome waterfall shower fitment, clear glass shower screens, slim line W.C., large oval shaped wash hand basin wall mounted above a wood vanity unit, equipped with chrome mixer taps and pop-up waste, stylish chrome vertical towel rail/radiator, PVC double glazed patterned glass window to side, ceiling with spotlights, air ventilator.

## Ensuite Entrance Dressing Room

10' 3" x 8' 4" into recess (3.12m x 2.54m into recess)

This is a versatile room which is approached from the main landing and leads to the master bedroom, and is equipped with attractive wood flooring, a radiator and a PVC double glazed outer door and window that overlook and open on to the.....

## Private Balcony

12' 10" x 3' 5" (3.91m x 1.04m)

Private first floor balcony with decked flooring and timber surround boasting elevated outlooks across the frontage gardens and over Cefn Coed Road.

## Bedroom Two

14' 4" x 11' 10" (4.37m x 3.61m)

Independently approached from the main landing, inset with a wide PVC double glazed window with elevated outlooks across the enclosed private front gardens and over Cefn Coed Road. Large double radiator, two double built-in wardrobes, further single built-in wardrobe.

## Bedroom Three

13' 4" x 7' 9" (4.06m x 2.36m) Inset with a PVC double glazed window with a side aspect across the orangery and on to the private side gardens, radiator.

## Bedroom Four

11' 11" x 10' 1" (3.63m x 3.07m) Equipped with two built-in wardrobes, a radiator and a PVC double glazed window with an aspect across the alternative enclosed private level side garden.

## Family Bathroom

Modern stylish white suite with bamboo flooring and ceramic tiled walls comprising panel bath with chrome mixer shower fitment and mixer taps, clear glass shower screen, large shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., stylish chrome towel rail/vertical radiator, PVC double glazed obscure glass window to side, air ventilator.

## Outside

### Entrance Drive

Private double width off street vehicular entrance drive providing parking for 6 - 8 vehicles and leading to.....

### Integral Double Garage

16' 11" x 15' 3" (5.16m x 4.65m)

Approached via a new electronically controlled fob operated roller door, electric power and light, courtesy door to porch.

### Front Gardens

Chiefly laid to lawn mainly level, partly tree lined and enclosed by high laurel hedgerow affording privacy and seclusion.

### Side Garden One

This private side garden is approached from the lounge and dining room, and provides a very sheltered and private aspect with lawn and decked sun terrace. The side garden is fully enclosed with timber panel fencing to the front inset with a garden gate providing access to the front garden, whilst the alternative sides are screened by conifer trees to afford maximum privacy and security. Useful corner garden shed, outside security light with sensor, access to.....



### Rear Garden

There is a narrow stretch of rear garden that runs the width of the property, that provides access to both sides of the house and both side garden areas, it is finished in slate and enclosed by high timber panel fencing to afford privacy and security.



### Side Garden Two

A further very private and sheltered additional side garden area, partly finished in slate providing a wonderfully secluded sun terrace, and also incorporating an additional side driveway which is approached via double gates from the front garden together with a side access gate.

This additional side driveway is gently sloping and leads to an additional timber built outside store and could be ideal for the housing of a caravan, motor home or classic/sports vehicles. There are stylish chrome outside lights and an outside floodlight with sensor.











**BRANCH ADDRESS: 86 Albany Road, Roath, Cardiff, CF24 3RS**

**EPC Rating: B**

Property Ref: ALY303118 - 0001



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