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Heol Esgyn Cyncoed  
Cardiff CF23 6JT

Guide Price £585,000  
Freehold

# Heol Esgyn

## Cyncoed, Cardiff, CF23 6JT

### Overview

- Extended Semi-Detached House
- Three Reception Rooms
- Spacious Kitchen
- Five bedrooms
- Bathroom, 2 Ensuites & Cloakroom
- Off Street Parking
- Converted Garage To Home Office
- Sought After Location
- Catchment For Cardiff High School
- No Onward Chain



MR Homes offer the open market for the first time in 40 years. this wonderful 1920's semi-detached house located in Heol Esgyn. A popular road in the heart of Cyncoed, Cardiff CF23.

The property itself has been extended on the ground floor, to the side and into the loft to create a unique dwelling with an abundance of space throughout. The accommodation is split over three floors and the ground floor boasts a spacious sitting room, dining room, fitted kitchen, conservatory and cloakroom, To the first floor there are three double bedrooms, one of which benefits from an ensuite shower room, a further larger than average single bedroom and a family bathroom. The second floor houses a fantastic master bedroom with another ensuite shower room. Externally there is an open front garden with a private drive and to the rear there is a well stocked garden with a range of mature shrubs. The garage has been converted into the perfect work from house office. A super house in a prime location!

Being positioned in this sought after area, you are just a short walk to the local shops and amenities and Roath Park Lake. There are excellent transport links with Heath Halt train station close by. Most importantly you fall into the catchment for both Cardiff High School and Rhydypenau Primary School.

EPC Rating = TBC. Council Tax Band = F.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST



**Entrance Porch 3' 10" x 2' 6" (1.18m x 0.75m)**

Folding double glazed doors welcome you into the porch, tiled floor, door to

**Hallway 13' 4" x 6' 4" (4.07m x 1.94m)**

A composite door with glass inserts welcomes you into the main building. coving to ceiling, stairs with spindle balustrade and fitted carpet lead to the first floor, under stairs storage and further storage cupboard, wall mounted radiator, wood laminate flooring, telephone socket, doors to

**Sitting Room 14' 1" x 12' 1" (4.29m x 3.68m)**

Double glazed oval bay window to front, coving to ceiling, feature gas fireplace with marble surround and hearth, wooden mantle, wall mounted radiator, wood laminate flooring, tv and power points

**Cloakroom 4' 1" x 1' 11" (1.24m x 0.58m)**

Frosted double glazed window to side, low level flush wc, corner wall mounted hand wash basin, fully tiled

**Dining Room 11' 5" x 13' 1" (3.47m x 3.98m)**

Dado rail, feature gas fireplace with marble surround and hearth, wooden mantle, 2 x wall mounted radiator, wood laminate flooring, tv and power points, open to

**Conservatory 10' 10" x 7' 8" (3.30m x 2.34m)**

Fully double glazed panoramic room with French style doors, matching side panels and roof panels. wall mounted radiator, continuation of wood laminate flooring, open to

**Fitted Kitchen 22' 0" x 7' 6" (6.70m x 2.28m)**

Double glazed windows to side and rear, Velux sky light. A range of matching wall mounted and floor base units and drawers, roll top work surfaces over, inset composite sink, mixer tap and drainer, splash backs. Integrated 5 ring gas hob, fan assisted oven, grill and dish washer. Space for fridge freezer, washing machine and tumble dryer. Breakfast bar. Tiled floor, power points

**Family Bathroom 7' 4" x 5' 11" (2.23m x 1.80m)**

Frosted double glazed window to side. A suite to include a panel enclosed bath with mixer tap with shower attachment, wall mounted shower over with glass screen, vanity hand wash basin with storage under, low level flush wc, heated towel rail, spotlights, fully tiled

**Bedroom Five 14' 8" x 5' 10" (4.46m x 1.77m)**

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

**Bedroom Four 13' 1" x 11' 5" (3.99m x 3.47m)**

Double glazed window to rear, coving to ceiling, built in wardrobes, storage cupboard with wall mounted combination boiler, wall mounted radiator, fitted carpet, power points

**Bedroom Three 14' 1" x 11' 3" (4.29m x 3.43m)**

Double glazed windows to front, built in wardrobes, wall mounted radiator, wood laminate flooring, power points

**Bedroom Two 14' 6" x 11' 3" (4.42m x 3.43m)**

2 double glazed windows to front, picture rail, wall mounted radiator, wood laminate flooring, power points, door to

**Ensuite 5' 0" x 5' 10" (1.53m x 1.78m)**

Frosted double glazed window to side. With a walk in shower cubicle with mains fed power shower, pedestal hand wash basin, low level flush wc, wall mounted radiator, fully tiled

**Master Bedroom 9' 9" x 15' 3" (2.96m x 4.66m)**

3 Velux sky light windows to front and rear, built in wardrobe and further storage cupboard, wall mounted radiator, wood laminate flooring, power and tv points, phone socket, door to

**Ensuite 7' 4" x 5' 6" (2.24m x 1.68m)**

Velux sky light to rear. With a walk in shower cubicle with mains fed power shower, pedestal hand wash basin, low level flush wc, tiled walls, wood laminate flooring

**Rear Garden 50' 0" x 30' 0" (15.23m x 9.14m)**

The rear garden has direct access from the conservatory or the side return onto a paved patio area which leads to a large lawn with flower beds, shrubs, plants and trees, access to the home office

**Home Office / Garage 15' 9" x 7' 10" (4.81m x 2.39m)**

The garage has been adapted to create a wonderful home office with frosted double glazed windows to all sides and door.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

