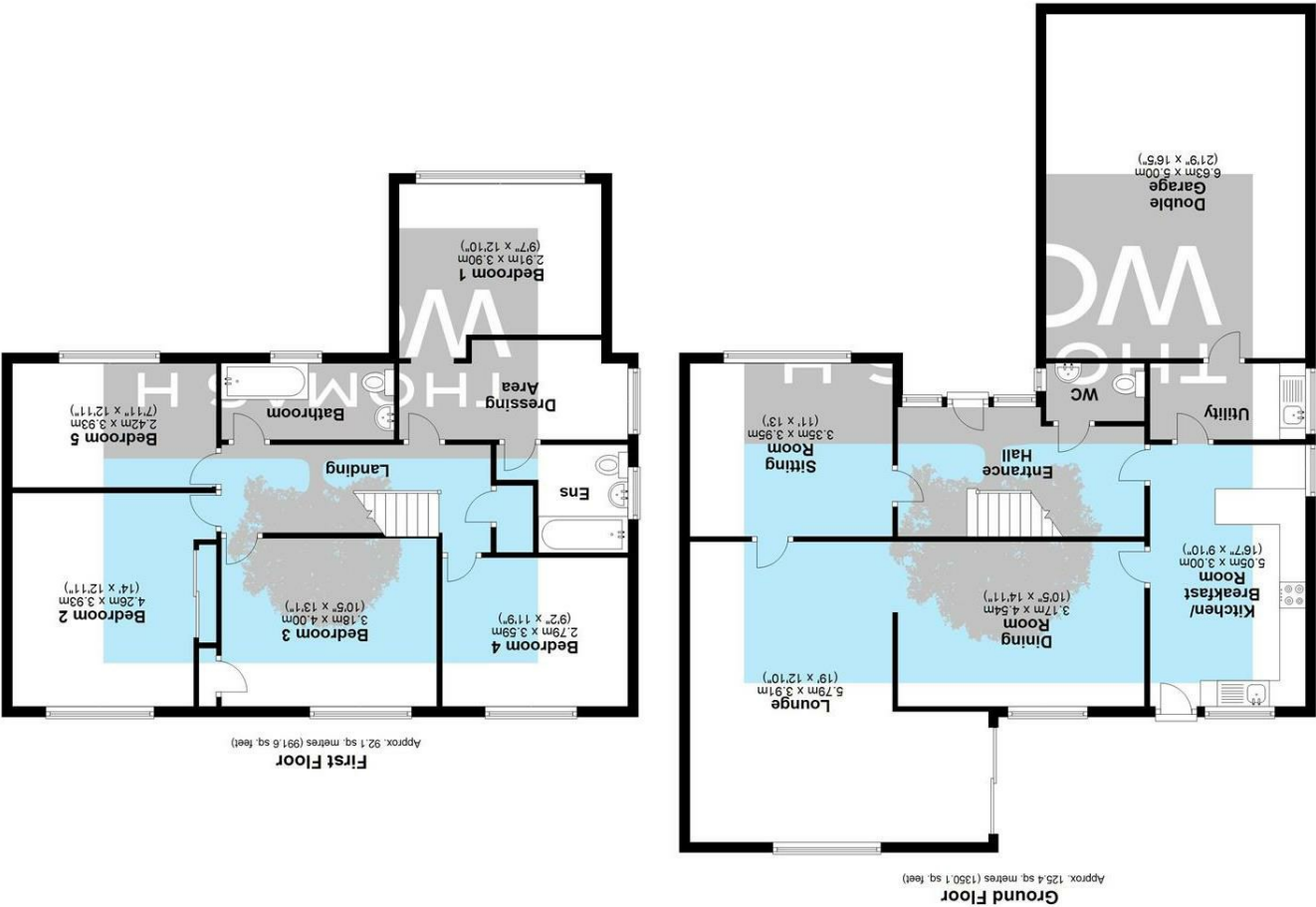


Total area: approx. 217.6 sq. metres (2341.7 sq. feet)



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

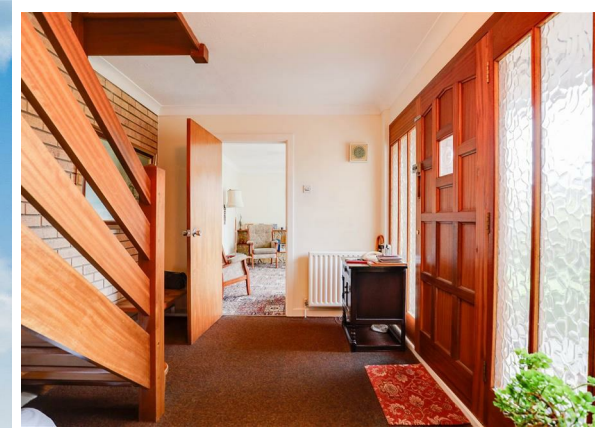
WEBSITE

www.thomashwood.com



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
82		68





47 Berrymead Road,  
Cyncoed, Cardiff  
CF23 6QA

Asking Price £750,000  
House - Detached  
5 Bedrooms



Tenure - Freehold

Floor Area - 2341.70 sq ft

Current EPC Rating - D68

Potential EPC Rating - B82



A substantial five bedroom detached family residence occupying a private and generous plot, ideally located on Berrymead Road in Cyncoed. The current owners have occupied the property since it was first constructed in 1978 and offers spacious accommodation throughout, with generous front and rear gardens. The property offers superb potential to create a modern and highly desirable home on this quiet and highly sought after cul de sac. The property briefly comprises, a spacious entrance hallway, lounge, sitting room and dining room, kitchen, utility room and WC. To the first floor there are 5 bedrooms, one with dressing room and ensuite and family bathroom. The property further benefits from generous front and rear gardens with an array of mature plants, shrubs, flowers and large lawn areas. A driveway with multiple parking and a double garage completes this exceptional home. Situated in the catchment area for Rhydyphenau Primary and Cardiff High School. Roath Park Lake and the local shops at Rhydyphenau Crossroads are a short walk away. Viewings are strong recommended to appreciate this excellent opportunity.

**ENTRANCE HALLWAY**

4.65m x 2.45m (15'3" x 8'0" )  
A spacious entrance hallway with carpeted floors, painted walls, and textured ceiling with coving. Stairs rising to the first floor and doors to all rooms.

**WC**

1.73m x 1.00m (5'8" x 3'3" )  
Low-level WC, pedestal wash hand basin, obscure window to front and radiator panel.

**SITTING ROOM**

3.83m x 3.25m (12'6" x 10'7" )  
Overlooking the delightful front gardens with carpeted floor, painted walls, textured ceiling with coving, gas fire, radiator panel and door to;

**LOUNGE**

4.23m, widening to 5.69m x 5.69m (13'10", widening to 18'8" x 18'8" )  
A generous lounge with carpeted floors painted walls, textured ceiling with coving, gas fireplace, radiator panel, picture window and sliding doors to patio and garden. Archway to;

**DINING ROOM**

4.67m x 3.97m (15'3" x 13'0" )  
Adjacent to the kitchen. With carpeted floor, painted walls, textured ceiling with coving, radiator panel, window overlooking the delightful rear garden.

**KITCHEN**

2.88m x 4.93m (9'5" x 16'2" )  
A range of wall and base units and contrasting work surfaces over, stainless steel sink, space for cooker, windows to rear and side aspect and door to rear garden. Door to;

**UTILITY**

2.90m x 1.39m (9'6" x 4'6" )  
A valuable space with painted walls, textured ceiling, ample space for washing machine and additional fridge freezer. Stainless steel sink window to side aspect. Door to the double garage.

**GARAGE**

4.88m x 6.47m (16'0" x 21'2" )  
A substantial double garage with lighting and power.

**LANDING**

A wooden open staircase rising to the first floor with carpeted floor, painted walls, textured ceiling with loft access, doors to all rooms and airing cupboard.

**BEDROOM ONE**

3.77m x 2.79m (12'4" x 9'1" )  
Overlooking the front aspect of the property with carpeted floor, painted walls, textured ceiling, radiator panel, eyelevel window to front and archway to;

**DRESSING AREA**

4.30m x 1.41m (14'1" x 4'7" )  
With carpeted floor painted walls, textured ceiling, fitted wardrobes along one side, obscure window to side aspect, door to;

**EN-SUITE**

1.70m x 2.06m  
A generous en-suite bathroom with low-level WC, pedestal wash hand basin, panelled bath with wall mounted shower over, fully tiled walls, radiator panel and obscure window to side aspect.

**BEDROOM TWO**

3.91m x 4.04m (12'9" x 13'3" )  
A generous double bedroom overlooking the rear aspect of the property with carpeted floor, painted walls, textured ceiling with coving, fitted wardrobes along one side and radiator panel.

**BEDROOM THREE**

3.88m x 3.07m (12'8" x 10'0" )  
A further excellent size double bedroom overlooking the rear aspect of the property, with carpeted floor, painted walls, textured ceiling, fitted cupboard and radiator panel.

**BEDROOM FOUR**

3.49m x 2.68m ( 11'5" x 8'9" )  
Overlooking the rear aspect of the property with carpeted floor, painted walls, textured ceiling and radiator panel.

**BEDROOM FIVE**

3.31m x 2.31m (10'10" x 7'6" )  
Overlooking the front aspect to the property with carpeted floor, painted walls, textured ceiling, fitted wardrobes along one side and radiator panel.

**FAMILY BATHROOM**

3.21m x 1.36m (10'6" x 4'5" )  
with low-level WC, pedestal wash hand basin, panelled bath with wall mounted shower over, obscure window to front. Fully tiled walls and radiator panel.

**OUTSIDE**

**FRONT**  
A striking front garden with an array of mature trees, plants, shrubs and lawn area. Driveway and space for multiple cars, paved pathway to front door, up and over door to double garage.

**REAR**  
A private and generous rear garden with an array of mature flowers, plants and shrubs. Large laid lawn and substantial patio area that can be accessed from the kitchen and lounge area. Timber perimeter fencing access to the front.

**TENURE**  
his property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**  
Band H

**EPC**  
Rating D



