

Asking Price
£435,000

Three Arches Avenue,
Cyncoed, Cardiff,
CF14 0NW

THOMAS H WOOD

3 Bedrooms
House - Semi-Detached

A well maintained, traditional three bedroom semi detached family home, situated in the sought after Cyncoed area, within the catchment for Rhydypenau Primary and Cardiff High School. The property retains character features, including stained glass windows and a feature fireplace, with accommodation arranged over three floors.
The ground floor comprises an entrance porch, hallway, cloakroom WC, lounge, sitting room with French doors opening onto the rear garden, and a fitted kitchen. To the first floor are three bedrooms and a family bathroom, with stairs leading to two loft rooms on the second floor.
Outside, the property benefits from established front and rear gardens, a driveway and garage.
Conveniently located within walking distance of the shops, cafés and restaurants at Rhydypenau crossroads, the property is also within easy reach of Roath Park Lake and public transport links. Viewing is recommended.



ENTRANCE PORCH
Entered via timber double doors with inset obscured glazing. Tiled flooring.

ENTRANCE HALL
Entered via a timber door with an inset stained glass panel and glazed panels to the side and above. Stained glass window to the side. Parquet flooring.

CLOAKROOM/WC
Fitted with a WC and corner wash hand basin with mixer tap and tiled splashback. Parquet flooring and an obscured double glazed uPVC window to the side.

LOUNGE
11'11" x 11'2"
Upvc double glazed windows to bay, radiator, original fireplace. Parquet flooring.



Features

- Semi detached family home in sought after Cyncoed
- Three bedrooms and two additional loft rooms
- Two separate reception rooms
- Fitted kitchen with access to the rear garden
- Character features including stained glass windows
- Established front and rear gardens
- Driveway and garage
- Rhydypenau Primary and Cardiff High School catchment

SITTING ROOM
11'11" x 12'7"
A second reception room with double glazed uPVC French doors opening onto the rear garden. Feature fireplace with inset gas fire, coved ceiling, two wall lights and a vertical radiator.









KITCHEN
16'11" x 6'6"
Fitted with a range of wall and base units with work surfaces incorporating a stainless steel sink and mixer tap. Built-in oven and four ring gas hob, space for a fridge freezer and plumbing for a washing machine. Obscured double glazed uPVC window and a circular window to the side, with double glazed uPVC French doors opening onto the rear garden.

FIRST FLOOR

LANDING
Large stained glass window to the side. Loft access hatch and stairs rising to the second floor. Carpet replaced to stairs and first floor landing.

BEDROOM ONE
12'2" x 11'2"
Double glazed uPVC bay window to the front. Coved ceiling and radiator.

BEDROOM TWO
12'2" x 11'2"
Double glazed uPVC window overlooking the rear garden. Recessed understairs storage, coved ceiling and radiator.

BEDROOM THREE
6'3" x 7'7"
Double glazed uPVC window to the front and radiator.

FAMILY BATHROOM
Fitted with a panelled bath with an electric shower over, pedestal wash hand basin and WC. Part tiled walls, radiator and an obscured double glazed window to the rear. Airing cupboard housing the Ideal combination boiler.

SECOND FLOOR

LOFT ROOM ONE
Currently used as single bedroom. Double glazed uPVC window to the front and an eaves storage cupboard.

LOFT ROOM TWO
Double glazed uPVC window to the rear and a recessed area with eaves storage.

OUTSIDE

FRONT
Laid to lawn with established tree and shrub borders. A driveway provides off road parking, with gated access to the side.

REAR
Predominantly laid to lawn with well stocked borders, side gate and access to the garage.



3 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: D

Information

- Postcode: CF14 0NW
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1223.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

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

COUNCIL TAX
Band F













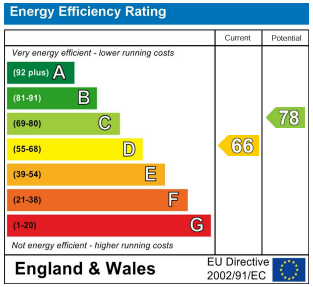



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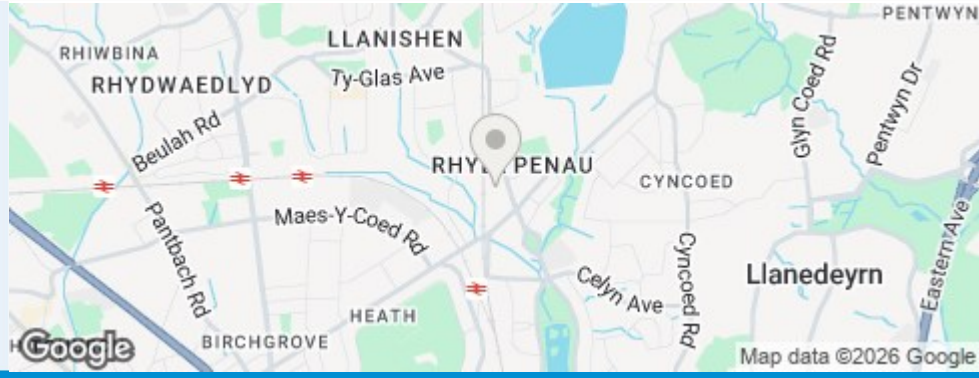
Total Area: 113.6 m² ... 1223 ft²

All measurements are approximate and for display purposes only



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Thomas H Wood



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