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Nantfawr Road, Cyncoed, Cardiff, South Glamorgan, CF23 6JQ
Guide Price £595,000



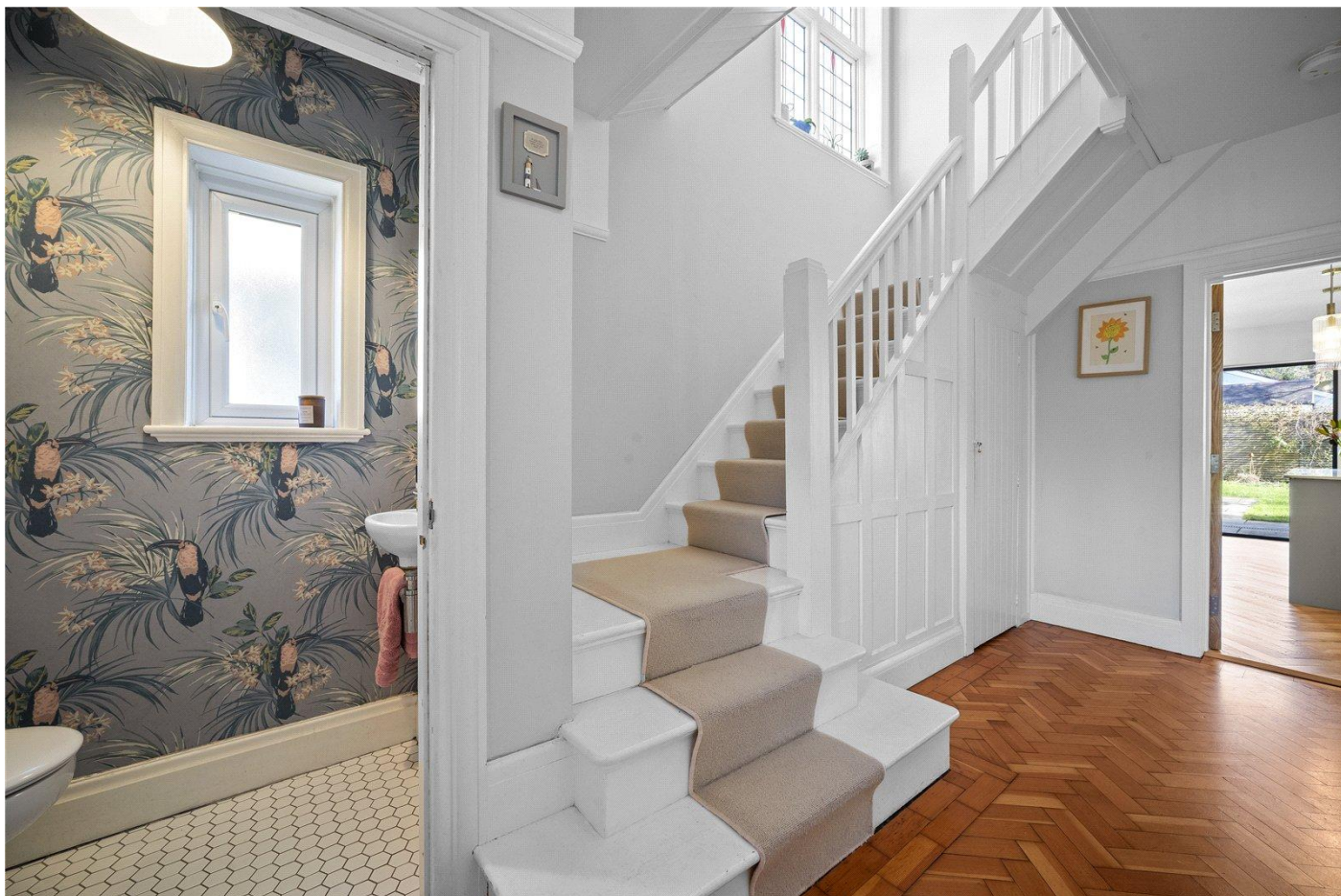
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A beautifully extended bay-fronted family home in the heart of Cyncoed, one of Cardiff's most prestigious suburbs. Offering just under 1,300 sq ft, the property features a stunning open-plan kitchen/family space, landscaped gardens, and scope for loft conversion, all within catchment for Cardiff High and close to Roath Park and Cardiff Golf Club.

-  3 Bedrooms
-  1 Bathrooms
-  1 Receptions





This beautifully extended bay-fronted semi-detached home has been carefully modernised to offer just under 1,300 sq ft of stylish accommodation, blending traditional character with contemporary family living.

The interiors are bright and welcoming, with a formal front living room featuring a classic bay window, complemented by a striking open-plan kitchen/dining/family space to the rear. This versatile area, with sliding patio doors opening directly onto the landscaped garden, forms the heart of the home and is ideal for both everyday living and entertaining. A utility room, cloakroom and garage provide excellent practical touches.

The first floor offers three well-proportioned bedrooms, a modern family bathroom and a separate WC, while a fully boarded loft with pull-down ladder offers excellent potential for further development, a popular enhancement on this exclusive road.

The property has been thoughtfully updated by the current owners over the past five years, with a new gas central heating system, full rewire, replacement windows, landscaped driveway and rear garden, ensuring it is ready to move into and enjoy.

Tenure: Freehold
Council Tax Band: G

EPC: To be confirmed
Total area (approx.): 1283 sq ft

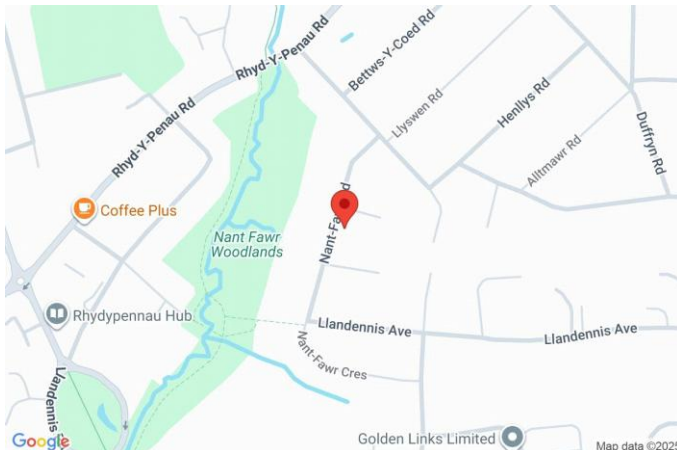


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GROSS INTERNAL AREA
TOTAL: 1,283 sq ft
GROUND FLOOR: 768 sq ft, FIRST FLOOR: 515 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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