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Estate Agents



Cyncoed Rise, Cyncoed, Cardiff, South Glamorgan, CF23 6SF  
Guide Price £800,000



## Cyncoed Rise, Cyncoed, Cardiff, South Glamorgan, CF23 6SF

Guide Price £800,000

A substantial detached family home in a quiet Cyncoed cul-de-sac, offering approx. 2,500 sq ft of versatile living space with four bedrooms, four receptions, modern kitchen/diner, study and large gardens of around a quarter acre. With scope to extend (STP), garage, parking and no onward chain. Guide Price £800,000. Sole agents: Chambers Estate Agents.



4 Bedrooms



3 Bathrooms



4 Receptions





Cyncoed Rise is an exceptional detached family home, quietly positioned in one of Cardiff's most sought-after residential enclaves. Set within a peaceful cul-de-sac off Cyncoed Place, this substantial property extends to approximately 2,500 sq ft of beautifully presented accommodation and offers a rare balance of elegance, versatility and potential, all on a generous plot of around a quarter of an acre.

The house is approached through a welcoming porch into a broad reception hall, from which the ground floor unfolds with a spacious living room, a separate family room, and a formal dining room, each with light and proportions that lend themselves equally to family life and entertaining. The kitchen and dining area has been thoughtfully designed with a modern finish and provides access to a practical utility room. A dedicated home office ensures a private space for working from home, while a ground floor bedroom and contemporary shower room provide excellent guest or multigenerational accommodation.

On the first floor, three exceptionally large bedrooms create an impression of space rarely found in the area, one of which is served by a private en-suite, complemented by a further family bathroom. The arrangement allows for easy reconfiguration if desired, with scope to create additional bedrooms or a luxurious principal suite.

The gardens and external amenities are equally appealing. To the front there is ample off-road parking and a garage, while beneath the house an under-croft storage area presents exciting potential for conversion, subject to planning. A raised decked terrace provides a perfect vantage point for outdoor dining, leading down to expansive gardens with elevation changes that create depth and character, extending to approximately a quarter of an acre or more.

Tenure: Freehold (TBC)

EPC: To be confirmed

Council Tax Band: H

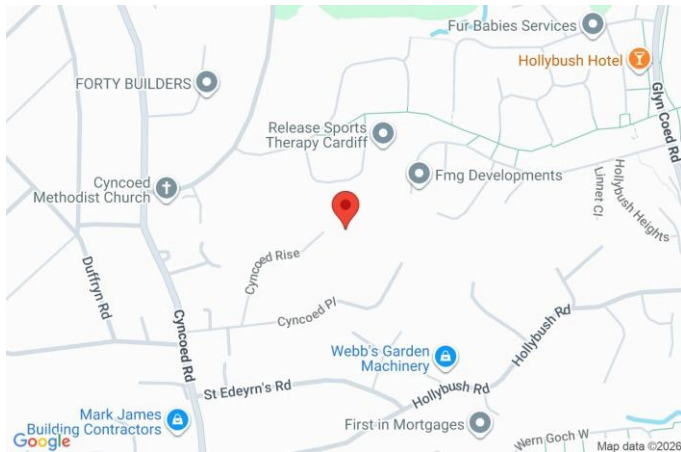
Total area (approx.): 2502 sq ft



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GROSS INTERNAL AREA  
 TOTAL: 2,502 sq.ft  
 GROUND FLOOR: 1,583 sq.ft, FIRST FLOOR: 919 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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