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Heath Halt Road, Cyncoed, Cardiff, South Glamorgan, CF23 5QF
Guide Price £650,000



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An impressive extended bay-fronted semi-detached family home in sought-after Cyncoed, offering over 1,400 sq ft of contemporary accommodation with four bedrooms, two en-suites, superb open plan kitchen/diner/family room, landscaped gardens, elevated rear views, parking and detached garage.

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4 Bedrooms
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2 Bathrooms
- 

2 Receptions





The accommodation has been finished to a contemporary standard throughout and is ideally suited to modern family living. The ground floor opens with a storm porch and welcoming entrance hall, leading to a comfortable front living room and a superb open plan kitchen/dining/family room to the rear. This wonderful space forms the heart of the home, providing an impressive area for cooking, dining, relaxing and entertaining, while enjoying elevated views across the allotments to the rear and beyond. A utility room and cloakroom/wc complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a contemporary family bathroom. The arrangement provides excellent flexibility for families, guests or those requiring home working space.

Externally, the property continues to impress. To the front is off-road parking, while a detached garage provides further parking, storage or workshop potential. The rear garden has been beautifully landscaped and designed to make the most of its elevated position, with a superb patio seating area overlooking the allotments and creating a particularly attractive setting for outdoor dining, entertaining and everyday family enjoyment.

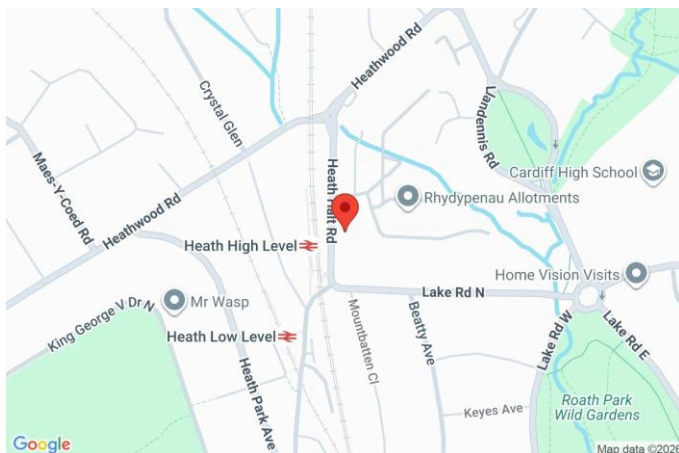
Tenure: Freehold (TBC)	EPC: To be confirmed
Council Tax Band: F	Total area (approx.): 1452 sq ft



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GROSS INTERNAL AREA
TOTAL: 1,452 sq.ft
GROUND FLOOR: 733 sq.ft, FIRST FLOOR: 719 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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