

UNDER OFFER

Rhydypenau Road

Cyncoed, Cardiff, CF23 6PX

CYNCOED, CARDIFF

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GUIDE PRICE

£400,000

4 BEDROOMS

1 BATHROOM

1 RECEPTION

1,001 SQ FT

1001 FT2

PLANNING APPROVAL

BUILDING POTENTIAL

CARDIFF HIGH CATCHMENT

NO CHAIN



THE PROPERTY

* NO CHAIN, LOTS OF POTENTIAL, LARGE GARDEN & PLANNING PERMISSION GRANTED * GUIDE PRICE £400,000 - £425,000 We are pleased to offer for sale this great opportunity to buy a property in a super location with lots of potential and space. Set on a good size plot, and within highly desirable school catchment such as Rhydypenau primary & Cardiff high, making this great for families. Offering a large lounge, kitchen, bedroom/ rec room, shower room, conservatory and two rooms upstairs. The outside offers a good size front garden with parking, and the rear garden has lots of space.

PLANNING PERMISSION FOR GROUND FLOOR REAR EXTENSION, FIRST FLOOR REAR EXTENSION, HIP-TO-GABLE SIDE ROOF EXTENSIONS, DORMER WINDOWS TO FRONT AND REAR, JULIET BALCONY TO REAR. ALTERATIONS TO GARAGE TO FORM GUEST ROOM. TAKE DOWN FRONT BOUNDARY WALL



INSIDE



ACCOMMODATION

SCHOOL CATCHMENT

*Rhydypenau Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Gyfun Gymraeg Bro Edern (year 2026) * Subject to availability & changes*

PLANNING PERMISSION

Approved planning for - GROUND FLOOR REAR EXTENSION, FIRST FLOOR REAR EXTENSION, HIP-TO-GABLE SIDE ROOF EXTENSIONS, DORMER WINDOWS TO FRONT AND REAR, JULIET BALCONY TO REAR. ALTERATIONS TO GARAGE TO FORM GUEST ROOM. TAKE DOWN FRONT BOUNDARY WALL

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,001 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	61 · POTENTIAL 76

FLOORPLAN

Rhydyphenau Road



Total Area: 110.7 m² ... 1192 ft²

All measurements are approximate and for display purposes only



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk