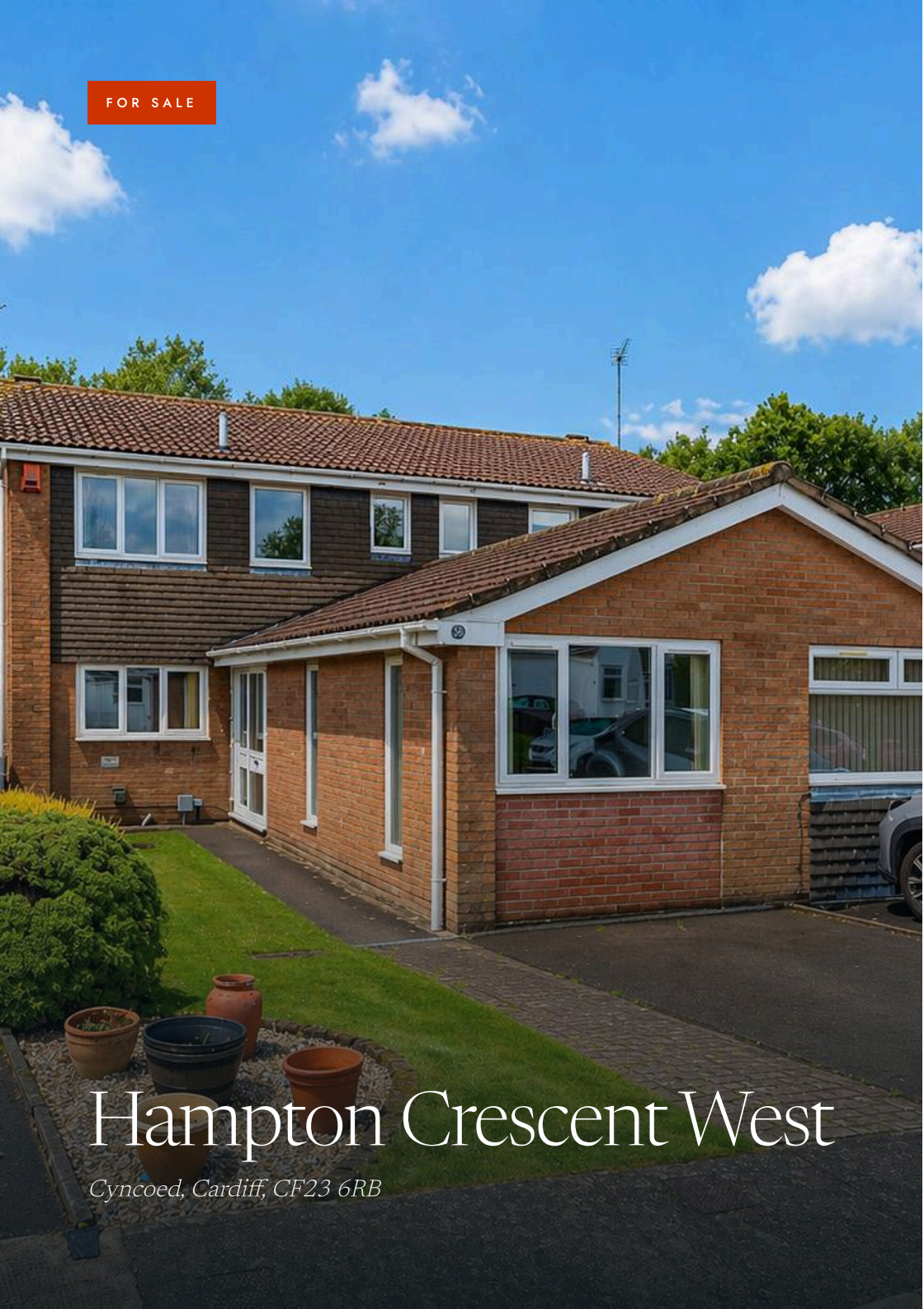


FOR SALE

Hampton Crescent West

Cyncoed, Cardiff, CF23 6RB

CYNCOED, CARDIFF

Hampton Crescent West

Cyncoed, Cardiff, CF23 6RB

£440,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,269 SQ FT

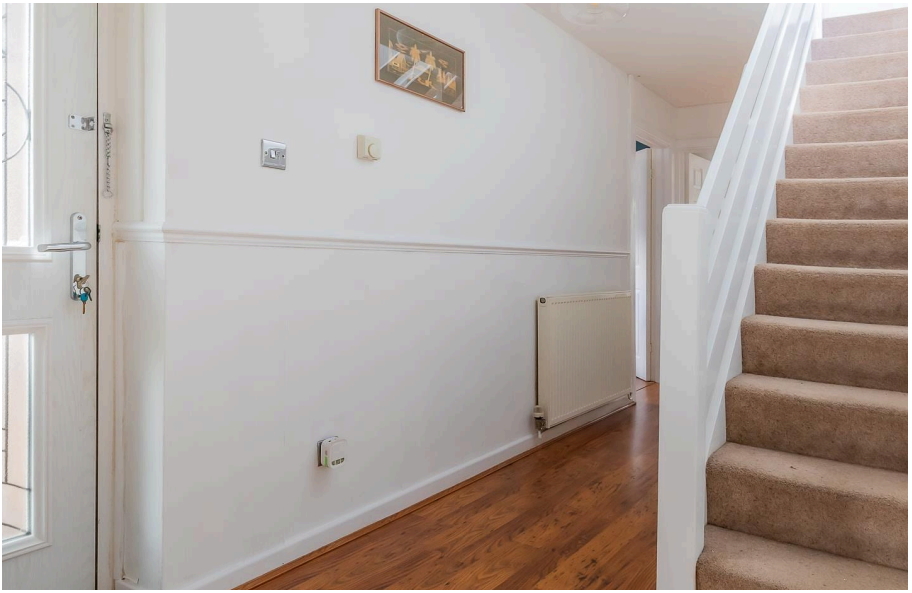
SQ FT 1269	SEMI DETACHED
EXTENDED	GROUND FLOOR W.C
THREE DOUBLE BEDROOMS	DRIVE
SIDE ACCESS	

THE PROPERTY

Jeffrey Ross are pleased to bring to the market this beautiful three double bedroom semi detached family home in a sought after location. The property benefits from entrance porch, entrance hall, modern kitchen / breakfast room, lounge with patio doors onto picturesque rear garden, converted garage currently used as a sitting room / music Room and W.C to the ground floor, to the first floor there are three double bedrooms and a family bathroom with separate shower. Outside there is a beautiful well maintained rear garden with a shallow brook running through and a bridge to the far end of the garden. To the front of the of the property is a well maintained garden with off road parking.

Situated in a quiet leafy road with close proximity to local shops, parks, amenities as well as Cardiff High School.

INSIDE

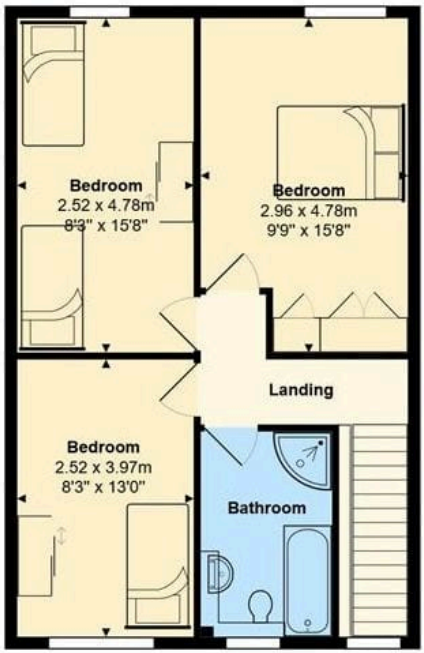


ACCOMMODATION

LOUNGE	5.59m x 3.76m
KITCHEN / BREAKFAST ROOM	3.63m x 5.00m
SITTING / MUSIC ROOM	2.57m x 4.57m
BEDROOM ONE	2.97m x 4.78m
BEDROOM TWO	2.51m x 4.78m
BEDROOM THREE	2.51m x 3.96m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,269 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	72 · POTENTIAL 77

Hampton Crescent West



Total Area: 117.9 m² ... 1269 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.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. jeffreyross.co.uk