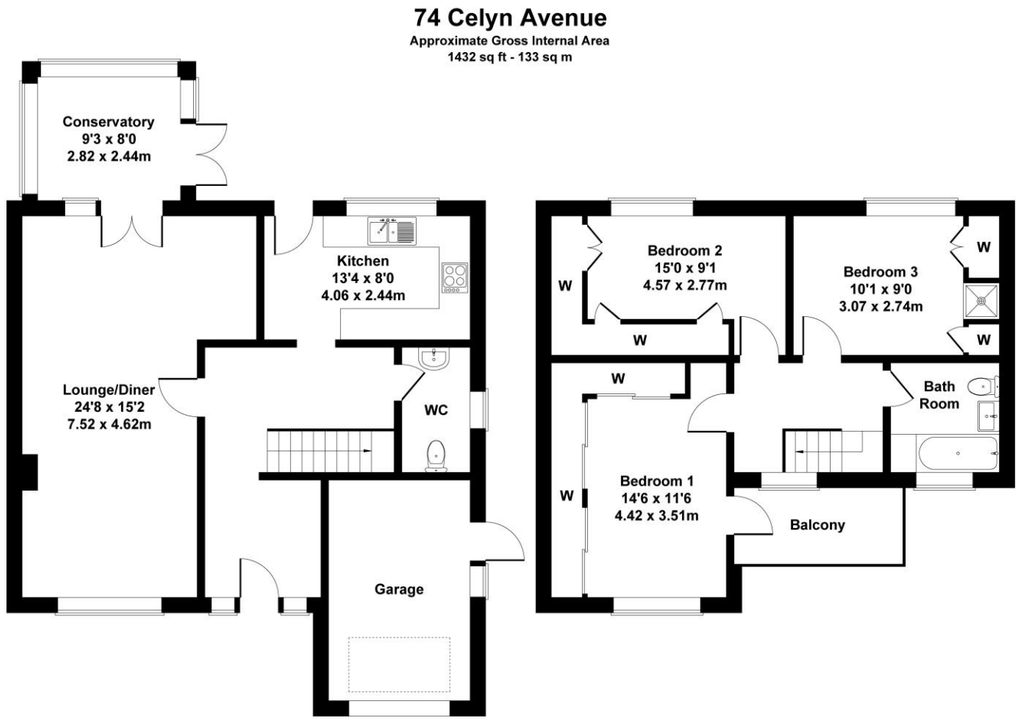
KelvinFrancis

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74 Celyn Avenue,
Lakeside, Cardiff, CF23 6EQ





A mature modern detached family residence, positioned within a short walk to Cardiff High School, Roath Park Lake, local shops at Lakeside shopping centre, the University Hospital of Wales, bus routes,. Heath Halt Railway Stations and all local amenities. Large hall, cloakroom, 24ft lounge/diner, conservatory, neat kitchen, 3 good size bedrooms, bathroom. In need of general upgrading. Gas central heating. Sunny rear garden with patio and lawns. Garage with electronic door. EPC Rating: C

Price Guide: £550,000

362 Cyncoed Road, Cardiff. CF23 6SA
T 029 2076 6538
E cyncoed@kelvinfrancis.com

Church Road, Lisvane, Cardiff. CF14 0SJ
T 029 2068 9200
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS
kelvinfrancis.com

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Entrance Hall
Approached by a Upvc woodgrain finish door with double glazed inserts, matching double glazed side screens, leading onto a wide hallway with single flight staircase to first floor level, panelled radiator, storage cupboard under stairs recess.

Cloakroom
Low level WC, wash hand basin, ceramic wall tiling, radiator, tiled flooring.





Lounge/Dining Room 24'8" (7.52m) x 15'2" (4.62m)
Of excellent proportions, a good size principal reception/diner, feature stone fire surround with matching side displays and mantel, double glazed French doors and matching side screens leading onto the conservatory.



Conservatory 9'3" (2.82m) x 8'0" (2.44m)
Enjoying views to the attractive and sunny rear garden with double glazed French doors to side, tiled flooring.



Kitchen 13'4" (4.06m) x 8'0" (2.44m)
Appointed along three sides in light wood grain finish fronts beneath round nosed worktop surfaces, inset stainless steel sink and drainer with mixer tap, matching range of base and eye level wall cupboards with pelmets and borders, inset four ring gas hob with oven below, plumbed for automatic washing machine, ceramic wall tiling to worktop areas, double glazed doors and picture window overlooking the rear patio and garden, tiled flooring, built out cupboard with louvre front, plumbing for washing machine, fold down breakfast table.

First Floor Landing
Approached by an easy rising single flight staircase with hand rail, leading onto a central landing area, double glazed window to side, access to loft.



Bedroom 1 14'6" (4.42m) x 11'6" (3.51m)
Overlooking the front garden and wide Celyn Avenue, range of fitted wardrobes along two sides with double bed recess, matching dressing table and drawers, double panel radiator, double glazed door leading to balcony.



Bedroom 2 15'0" (4.57m) x 9'1" (2.77m)
Aspect to the rear garden, range of fitted wardrobes to two sides with double bed recess, panelled radiator.



Bedroom 3 11'1" (3.38m) x 9'0" (2.74m) to fitted wardrobes
Overlooking the rear garden, built out store cupboard housing Worcester gas central heating boiler, louvre fronted wardrobe, shower cubicle with shower, ceramic wall tiling and pivoting glazed shower screen door, panelled radiator.



Family Bathroom
Low level WC, pedestal wash hand basin, panelled bath with hand grips, shower attachment, ceramic wall tiling, tiled flooring, radiator.

Front Garden
Dwarf brick walling to pavement line with shaped hedgerow, tarmacadam driveway leading to garage. Area of lawn with shrub and flower borders, paved pathway and wide forecourt leading to the entrance porch.

Garage
Single garage with electronic roller access door, door and window to side. Gate leading to rear garden.





Rear Garden
Wide paved patio relaxation area with decorative stone balustrade edging, steps with hand rail leading to a large area of lawn with mature shrubs and plants, enclosed by timber lap fencing, enjoying a sunny south facing aspect. Outside water tap, outside lighting. Electric sunblind awning. Gate to side leading to the front garden.

Directions
Travelling away from Cyncoed village on Cyncoed Road, continue for some distance and turn right into Celyn Avenue signposted 'Shopping Centre'. Thereon, the property will be found mid-way on the left hand side, opposite Ogwen Drive and just before Clearwater Way shopping centre.

Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.
3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department www.cardiff.gov.uk before making a transactional decision.

Tenure: Freehold (Vendors Solicitor to confirm)

Ref: TF/CYS260231

Council Tax Band: G (2026)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.