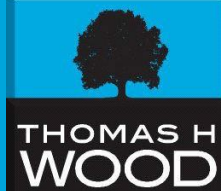




24 Coed Y Wenallt

Rhiwbina, Cardiff, CF14 6TN



Asking Price Of £725,000

5 Bedrooms



An immaculate and beautifully presented, 5 bedroom detached, executive family home in the highly sought after village of Rhiwbina. This spectacular home has been transformed by the current owners and they recently completed a superb rear extension to create a stunning open plan kitchen/diner/family room. This bright and spacious room has been finished to a very high standard and benefits from 'Lyon' limestone floors, underfloor heating, wireless access point and bi fold doors that open onto an 'Egyptian' limestone patio and landscaped garden. Set in a truly peaceful location, this executive home offers generous and versatile living over three floors and must viewed to be appreciated.

The property briefly comprises, entrance hall, spacious lounge, open plan kitchen/diner/family room, enjoying full views of the rear garden. To the first floor there are four double bedrooms and a landing/study area, En suite shower room and 'Jack & Jill' En suite from bedrooms 3 and 4, plus a modern family bathroom. To the second floor there is a master bedroom, dressing room and a large bath and shower room. Access to eaves storage from the landing.

Further benefits include, quality double glazed sash style windows with easy clean opening, Electric Velux windows to the extension, Rako lighting, four zone underfloor heating to the ground floor, CAT 5 data points, Jamo ceiling speakers with Sonos surround hub. Driveway to front with parking for two cars and an excellent double garage.



ENTRANCE HALL

Approached by solid oak wood panelled front door, leading onto the spacious entrance hall, staircase to first floor, windows to two sides, limestone tiled floors with underfloor heating.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin, tiled splashback.

LOUNGE

13' 0" x 15' 4" (3.97m x 4.69m) A generous principal reception, gas feature fireplace with hearth and surround. Carpets. Window overlooking the quiet and tranquil front.

DINING ROOM

21' 6" x 10' 3" (6.56m x 3.13m) A flexible space currently used a dining area. Limestone tiled floors with underfloor heating, bi fold doors to the patio and the landscaped rear garden. Electric Velux windows and window to side aspect

FAMILY ROOM

13' 0" x 10' 4" (3.97m x 3.15m) An open plan space to the kitchen and dining room. Ample room for sofas, Limestone tiled floors with underfloor heating. Window to the side aspect.

KITCHEN

17' 6" x 9' 4" (5.34m x 2.85m) Superbly appointed along three sides with oak doors with chrome bar handles with stunning granite work surfaces. Inset 1.5 bowl stainless steel sink with granite worktop incorporated drainer, space for Range style cooker with cooker hood above, stainless steel splashback, with integrated appliances with matching fronts. A comprehensive range of eye level wall cupboards with pelmets and borders, concealed lighting, polished tiled floors, under floor heating.

FIRST FLOOR LANDING

Approached by a wide quarter turning staircase with spindle banister, leading to the spacious first floor landing.

BEDROOM 2

13' 3" x 10' 7" (4.06m x 3.25m) Enjoying views of the rear garden, a well-proportioned double bedroom, door leading to . . .



EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin, double width shower cubicle with multi jet shower, obscure glass window to rear, electric shaver point, recessed spotlights, full wall tiling, tiled flooring, chrome heated towel rail.

BEDROOM 3

12' 2" x 11' 1" (3.73m x 3.38m) Overlooking the front aspect of the property, a further double bedroom, with built-in wardrobe with hanging rail and shelving and a door leading to shower room.





JACK & JILL SHOWER ROOM

With doors from bedrooms 3 and 4. Quality white suite comprising low level WC, pedestal wash hand basin, shower cubicle with multi jet head shower, full wall tiling with attractive mosaic style tiled border, electric shaver point, recessed spotlights, obscure glass window to rear, tiled flooring, chrome heated towel rail.

BEDROOM 4

12' 2" x 9' 8" (3.73m x 2.95m) Aspect overlooking the rear gardens, built-in wardrobe with hanging rail and shelving. Door leading to shower room.



BEDROOM 5 / SITTING ROOM/CINEMA ROOM

16' 7" x 12' 4" (5.08m x 3.76m) A generous and versatile room with two windows overlooking the front driveway, currently utilised as an entertainment room but previously used as a double bedroom.

FAMILY BATHROOM

9' 2" x 6' 4" (2.80m x 1.95m) Quality modern white suite comprising low level WC, pedestal wash hand basin, bath with shower mixer, full wall tiling, obscure glass window to rear, recessed spotlight, mirror with lighting, chrome heated towel rail.

SECOND FLOOR LANDING

Approached by a quarter turning staircase with spindle banister, leading to the spacious second floor landing, access to roof space, 'Velux' window to rear pitch, a vast amount of storage to front and rear eaves.

MASTER BEDROOM

16' 7" x 19' 1" (5.08m x 5.82m) An excellent size principal bedroom with two 'Velux' windows to rear pitch, dormer windows to front, recessed spotlights.



DRESSING ROOM

12' 2" x 10' 9" (3.73m x 3.28m) A generous dressing room that could easily be used as a 6th bedroom. Aspect to the front.

SECOND FLOOR BATH AND SHOWER ROOM

12' 2" x 8' 9" (3.71m x 2.69m) A spacious bath and shower room with two 'Velux' windows to rear pitch, quality white suite comprising low level WC, pedestal wash hand basin, corner bath with shower mixer, double width shower cubicle with multi jet shower, full wall tiling, tiled flooring, recess spotlights, light with electric shaver attachment.

FRONT GARDEN

Area of lawn with neat borders to the front and side of the property. Paved pathway leading to front door, wide driveway providing parking for two cars.

REAR GARDEN

A beautiful rear garden with a generous limestone patio leading to a level garden with decorative slate borders. A second patio to the side of the property a further decking area compliment this stunning garden. Brick built perimeters, outside lighting, paved pathway to side leading to timber gate giving access to front, outside tap and power.

DOUBLE GARAGE

Integral double garage with electric up-and-over access door, power and lighting. Door to side access and garden.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

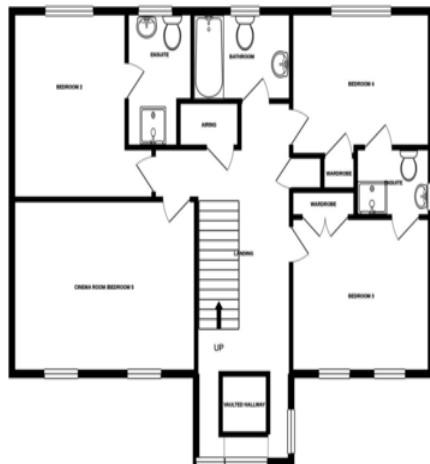
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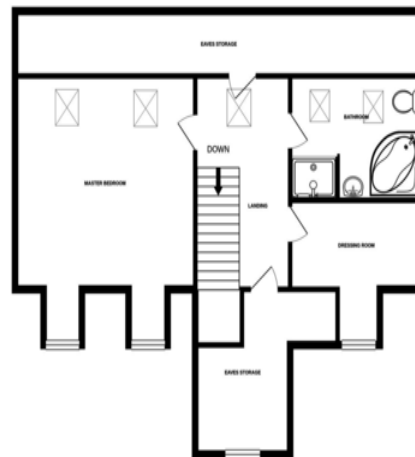
GROUND FLOOR
115.4 sq.m. (1242 sq.ft.) approx.



1ST FLOOR
97.6 sq.m. (1051 sq.ft.) approx.



2ND FLOOR
84.2 sq.m. (907 sq.ft.) approx.



TOTAL FLOOR AREA : 297.2 sq.m. (3199 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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