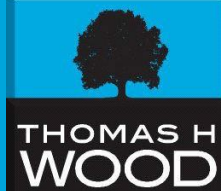




Rhiwbina Hill

Rhiwbina, Cardiff, CF14 6UP



Guide Price £850,000

5 Bedroom Detached



A rare opportunity to purchase this truly wonderful 5 bedroom, plus study, detached residence set in circa 1.14 acres on Rhiwbina Hill in Cardiff. Sitting proudly at the summit of Rhiwbina Hill the property occupies a private, yet very accessible position with breath taking views across Coed y Wenallt and the Bristol Channel. The property dates back to 1824 and was originally built as a two storey dwelling that was subsequently extended in 1870 to create a wraparound extension and striking turret. The current owners have sympathetically renovated the property during their 25 year ownership and recent improvements include the building of a double garage, utility room and an undercover walkway to the front entrance. Within the grounds there is a beautiful garden, vegetable patch, chicken coup and extensive woodland. There is also a derelict cottage that offers a wonderful opportunity to be rebuilt and used as a summer house, subject to obtaining the relevant permissions. Beyond the grounds you have beautiful walks around the Wenallt and up to Caerphilly mountain where you will find an extensive path network through the beautiful countryside.

Local facilities are at Rhiwbina, a Garden Village which dates back to 1912. The village boasts a variety of shops and amenities and is easily reached by foot within 15 minutes or a two minute drive. Furthermore, the property is within catchment of the highly regarded primary and secondary schools.



The transport links are excellent with the M4 (J32) close by providing easy access to East or West. Cardiff City Centre has an extensive and diverse range of shops and facilities and is within easy reach by car or bus. Cardiff central train station provides fast and regular service to London Paddington in less than 2 hours. There are frequent bus services from the foot of Rhiwbina Hill as well as regular train services from Rhiwbina Garden Village and Coryton.

GROUND FLOOR

ENTRANCE HALLWAY

via a recently built undercover walkway to a welcoming hallway with doors to the cloakroom, pantry, utility room and kitchen. With tiled floors and underfloor heating.

UTILITY ROOM

9' 1" x 4' 8" (2.77m x 1.44m) Recently built to create a valuable and practical space. With worktops and storage, under counter space for washing machine and tumble dryer. Tiled floor with under floor heating door to garage.

WC

2' 5" x 5' 7" (0.75m x 1.72m) with low level WC, wash hand basin and tiled floors with under floor heating.

PANTRY

3' 0" x 5' 6" (0.92m x 1.68m) A traditional storage solution with multiple shelves.

KITCHEN

9' 5" x 20' 8" (2.88m x 6.30m) Comprehensively fitted incorporating an oil fired Aga, cream wall and floor units, open shelving, large work surface areas, inset double stainless steel sink, plumbing for dishwasher, space for American style fridge, large window to the side, open plan to hall with a door leading down to the cellar which houses the central heating boiler. A door from the kitchen leads into:

DINING/BREAKFAST ROOM

9' 9" x 14' 5" (2.99m x 4.41m) Open plan and adjacent to the kitchen, this bright and spacious room forms part of the turret and extension in 1870. Original quarry tiled floors compliment this lovely space which opens into the original entrance hallway.



FAMILY ROOM

12' 0" x 26' 8" (3.67m x 8.14m) formerly two rooms and now offering substantial family living space with the original splay bay window overlooking the gardens and adjacent Coed y Wenallt. Feature fireplace, a further picture window to the side overlooks the woodland.

SITTING ROOM

18' 4" x 14' 11" (5.59m x 4.55m) A grand and spacious room with a working feature fireplace and deep glazed square bay window overlooking Coed y Wenallt. Period features include an exposed pine floor, coving and a plate rail.





FIRST FLOOR

Stairs from the reception hall lead in a straight flight up to a half landing with two short flight of steps leading in both directions to the substantial first floor accommodation. There is also a staircase to the cellar.

MASTER BEDROOM

15' 7" x 11' 11" (4.75m x 3.65m) A generous master bedroom with two sash windows overlooking the gardens, woodland and Bristol Channel. Door into: -

EN-SUITE BATHROOM

12' 5" x 11' 1" (3.81m x 3.40m) Occupying the first floor of the turret, a modern white suite comprising bath with shower attachment, low level wc and wash basin.

BEDROOM 2

18' 5" x 18' 4" (5.62m x 5.59m) (max) A further double bedroom with a window to the side overlooking Coed y Wenallt. An excellent sized bedroom.

BEDROOM 3

11' 9" x 12' 0" (3.60m x 3.67m) A good sized double bedroom with a window to the side overlooking Coed y Wenallt.

BEDROOM 4

9' 4" x 10' 10" (2.86m x 3.32m) Another good size double room with a window overlooking the garden.

BEDROOM 5

12' 7" x 11' 11" (3.85m x 3.65m) (max) A lovely bedroom with a deep square bay overlooking the garden.

FAMILY BATHROOM

7' 8" x 9' 9" (2.36m x 2.98m) Family Bathroom deep recessed shower cubicle with thermostatic shower, bath and matching wash basin, chrome heated towel rail, window overlooking the garden and door into separate wc with window.

SECOND FLOOR

From the landing a door and stairs lead up to:

TURRET/STUDY

A most attractive room, an ideal retreat for a study, library or music room with lovely views down the valley towards the Bristol Channel.

GARDENS AND GROUNDS

The gardens have a south/south east aspect, an integral part of the rural landscape. The large south facing raised timber decking area leads to lawns with mature herbaceous borders, a kitchen garden and purpose built Hen enclosure. A path leads to the upper part of the garden which merges into the natural landscape, a mix of grass and woodland. There are the remains of a stone building which was apparently last occupied in the 1930s.

REAR

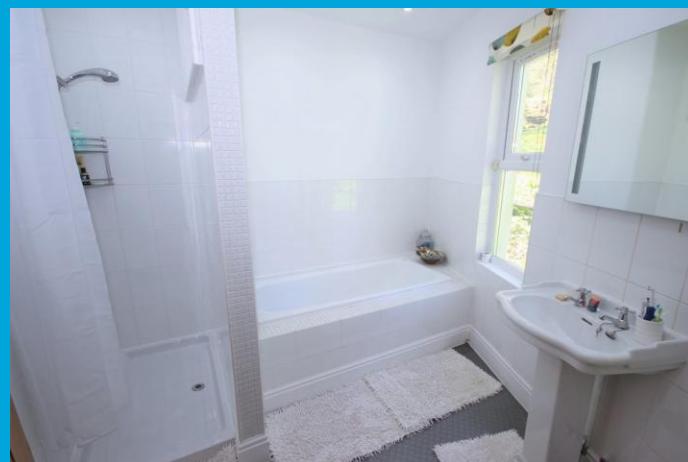
The rear of the house is a large detached Double garage and adjacent store. A concrete hardstand provides parking for several cars.

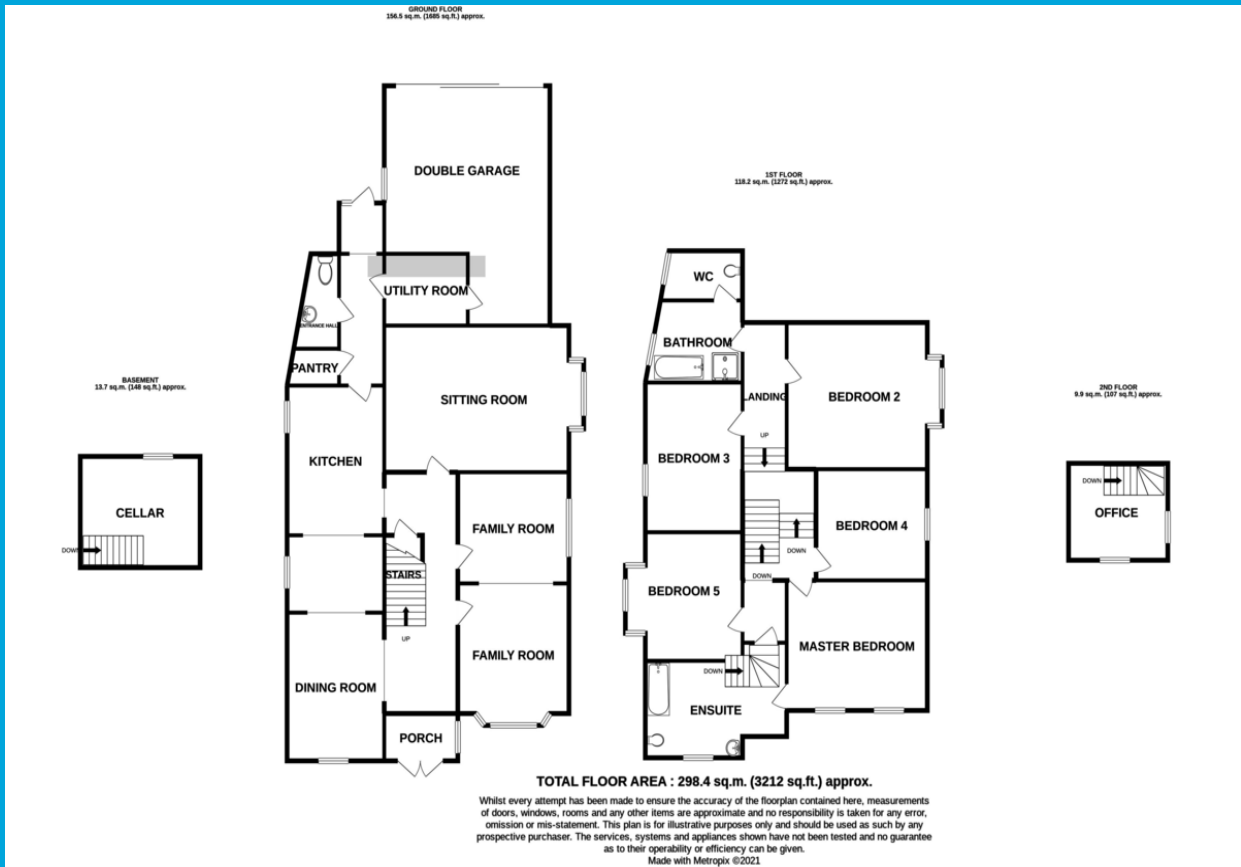
TENURE

This property is understood to be freehold. This will be confirmed with the purchaser's solicitor.

COUNCIL TAX

Band I





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 46 E | 49 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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