

5 Coed Y Wenallt, Rhiwbina, Cardiff, CF14 6TN



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£500,000



Detached House



Property Description

**** SOUGHT AFTER LOCATION ! FOUR BEDROOM DETACHED **** Situated in the highly desirable development on Rhiwbina Hill - Coed-Y-Wenallt. The home has been beautifully upgraded and modernised offering two reception rooms, four bedrooms, two bathrooms and a STUNNING kitchen. With an integral garage, large driveway and a beautifully landscaped rear garden.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,291 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

This family home is situated in the Rhiwbina area of Cardiff. Walking distance to Rhiwbina village with many shops, cafes, bars and the Juboraj Indian restaurant. Rhiwbina train station and library are also near by. Good schools of all levels. Easy access to A470 & M4 motorway.

ENTRANCE HALL

Enter into hallway via composite front door. Staircase leading to first floor. Access to cloakroom, lounge and kitchen. Smooth walls and ceilings with central night pendant with carpeted flooring. Under stairs storage cupboard.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Half tiled walls with smooth walls and ceiling with central light pendant and tiled flooring. Upvc double glazed obscure window to front.

LOUNGE

14' 6" x 11' 7" (4.42m x 3.54m)
Feature electric fireplace and stone surround. Smooth walls and ceiling with central light pendant and carpeted flooring. Opening to dining

room. Upvc double glazed bay window to front.

SITTING ROOM

10' 5" x 9' 4" (3.20m x 2.87m)
Smooth walls and ceiling with central light pendant and carpeted flooring. Upvc double glazed French doors leading to rear garden. Door leading to kitchen.

KITCHEN

10' 11" x 10' 6" (3.35m x 3.21m)
Fitted with a modern range of base and eye level units with granite worktops over. Inset ceramic sink unit. Built in oven and microwave, gas hob and cooker hood over. Integral under counter fridge and freezer. Opening to utility room. Plug sockets with USB port. Smooth walls and ceilings with spot lighting with carpeted flooring. Space for dining table and chairs. Upvc double glazed window to rear.

UTILITY ROOM

9' 1" x 6' 3" (2.79m x 1.91m)
Fitted with a matching range of base and eye level units to kitchen with matching granite worktops over. Inset composite sink unit. Integral dishwasher

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and washing machine. Boiler wall mounted to external wall fitted internal to kitchen cupboard. Smooth walls and ceiling with spot lighting and caridean flooring. Plug socket with USB port. Upvc double glazed window to side and composite door leading to rear garden. Door leading to garage.

LANDING

Access to all first floor rooms. Airing cupboard housing water tank and shelving for additional storage. Smooth walls and ceilings with central light pendant and carpeted flooring. Loft hatch providing access to loft storage.

BEDROOM ONE

12' 10" x 12' 8" (3.93m x 3.88m)

Smooth walls and ceilings with central light pendant and carpeted flooring. Built in double wardrobes. Door leading to en suite.

ENSUITE

Fitted with a modern three piece suite comprising corner shower enclosure with WC and wash hand basin. Tiled walls and floors with smooth ceiling and spot lighting. Upvc double glazed obscure window to front.

BEDROOM TWO

12' 4" x 8' 3" (3.78 maxm x 2.54m)

Built in double wardrobe. Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed window to front.

BEDROOM THREE

12' 0" x 9' 5" (3.66m x 2.88 max m)

Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed window to rear.

BEDROOM FOUR

10' 8" x 9' 8" (3.26 max m x 2.95m)

Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed window to rear.

FAMILY BATHROOM

Fitted with a modern three piece bathroom suite comprising bath, WC and wash hand basin with under basin storage. Tiled walls and flooring with smooth ceilings and central light pendant. Upvc double glazed obscure window to rear.

GARDEN ROOM

18' 2" x 7' 11" (5.54m x 2.42m)

Fitted with power sockets and lighting with standard up and over garage door.

OUTSIDE FRONT

Off road parking to front with a driveway for two or more cars. The front garden is laid to lawn. Side access leading to enclosed rear garden.

OUTSIDE REAR

A split level enclosed rear garden offering a paved area idea for outside dining with steps leading to a garden laid to lawn with a boarder of plants and shrubbery. Wooden fence surround provides security and privacy.

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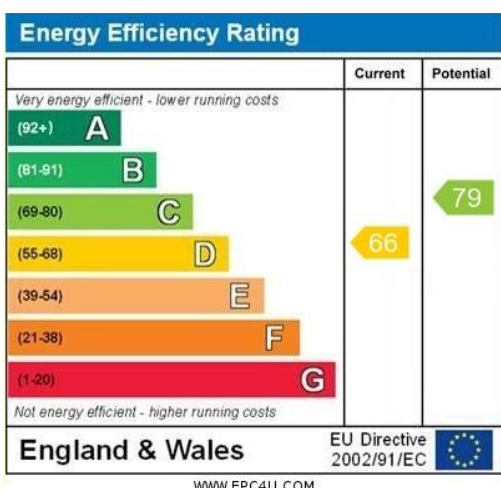
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