

10 Lon-Y-Parc,

Rhiwbina, Cardiff, CF14 6DF



Estate Agents and Chartered Surveyors

Guide Price

£625,000



Detached Bungalow



Property Description

Positioned on a larger than average plot this impressive three bedroom detached bungalow is an absolute MUST SEE. Largely extended to the rear with stunning vaulted ceiling with roof lights offering an abundance of natural light throughout the home. Exceptionally large rear garden beautifully landscaped with additional kitchen garden and three double bedrooms with two bathrooms. Must be seen to be appreciated.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,500 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Rhiwbina which offers local amenities to include shops, restaurants, tapas bar, florists, coffee shops and hairdressers. Well regarded primary and secondary schools are close by. There is also a train station and regular bus services close at hand into the City Centre plus easy to road links giving access to the M4 motorway.

ENTRANCE HALL

Enter into hallway. Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Door leading into bedroom one, bedroom two and open to sitting room.

BEDROOM ONE

12' 2" x 12' 8" (3.72m x 3.88 into bay m)
Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Upvc double glazed bay window to front with fitted white shutters.

BEDROOM TWO

12' 7" x 12' 0" (3.84 into bay m x 3.67m)
Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Upvc double glazed bay window to front with fitted white shutters.

SITTING ROOM

10' 4" x 18' 4" (3.17m x 5.59m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Door leading to family bathroom and upvc double glazed French doors leading into the reception room. Upvc double glazed window to side with fitted blinds. Solid oak staircase leading to first floor.

FAMILY BATHROOM

10' 6" x 10' 2" (3.22m x 3.11m)
Fitted with a luxury four piece bathroom suite comprising walk in double shower with separate free standing bath, WC and wash hand basin. Mostly tiled walls and tiled flooring complete with underfloor heating and finished with spot lighting to ceiling. Wall lights can also be found either side of the bathroom mirror with fitted mood lighting. uPVC double glazed obscure window to side.

RECEPTION ROOM

22' 6" x 15' 10" (6.86m x 4.84m)
Beautifully open room with vaulted ceilings. Smooth walls and ceiling with three wall light and hanging lights above the dining table. Luxury vinyl tiled flooring with underfloor heating. Feature brick built fireplace with fitted log burner. Feature vaulted

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ceilings with two uPVC double glazed skylight windows with fitted blinds plus two bespoke arched uPCV double glazed windows overlooking the rear garden.

KITCHEN

14' 0" x 11' 10" (4.28m x 3.63m)

Fitted with a traditional range of base and eye level units with laminate worktops over. Inset composite 1.5 bowl sink unit plus drainer. Built in oven with microwave oven, five ring gas hob with cooker hood over. Space for free standing fridge/freezer and an integral dishwasher. Built in kitchen island with seating for three. Smooth walls with vaulted ceiling finished with spot lighting with pendant lights above the kitchen island. Tiled splash back and tiled flooring and underfloor heating. Upvc double glazed window to rear and side plus upvc double glazed French doors leading onto the rear garden. Upvc double glazed skylight offers additional lighting to the vaulted ceilings. Door leading into utility room.

UTILITY ROOM

11' 7" x 6' 5" (3.55m x 1.98m)

Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Space for washing machine. Smooth walls with paneled ceiling, two central light pendant with spot lighting and tiled flooring to finish. Fixed traditional kitchen maid pulley clothes airer. Upvc double glazed obscure door leading to side. Wall mounted combi boiler to external wall.

LANDING

Carpeted staircase and landing with smooth walls and ceiling and finished with a central light pendant. Doors leading into both bedroom three and shower room. Additional storage cupboard can be found upon the stairway with access attic storage.

BEDROOM THREE

12' 6" x 11' 2" (3.83m x 3.41m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Built in storage into the eaves with three separate access points. Door to small walk in wardrobe. Upvc double glazed skylight windows to front with fitted pull down blinds.

SHOWER ROOM

8' 5" x 4' 3" (2.59m x 1.32m)

Fitted with a modern three piece suite comprising walk in single shower enclosure, wc and wash hand basin with single storage cupboard. Tiled walls and flooring with smooth ceiling finished with spot lighting. Upvc double glazed skylight window to side.

OUTSIDE

Front - A block paved drive can be found to the front offering off road parking for a number of vehicles. Part of the front garden has been beautifully presented with a range of plants and shrubbery leading to the front door. Side access can be found through the garage into the rear garden with additional access into the utility room.

Rear - An exceptionally sized garden can be found to the rear which has been beautifully landscaped with a range of plants, trees and shrubbery. A number of seating areas offer a great space for outside dining and entertaining with pergola offering the ideal hint of shade. The current owner has cherished her floral displays and kitchen garden with a range of well established fruit and vegetables.

GARAGE

8' 8" x 17' 7" (2.66m x 5.37 max m)

Ample storage with a upvc double glazed door to front and wooden door to rear. Upvc double glazed window to side. Complete with power socket and lighting.

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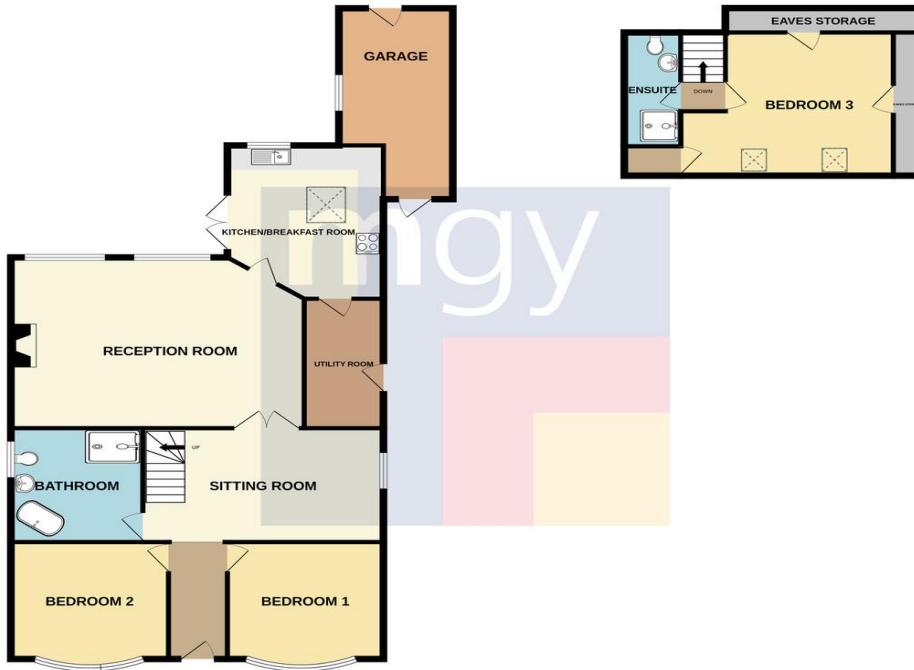
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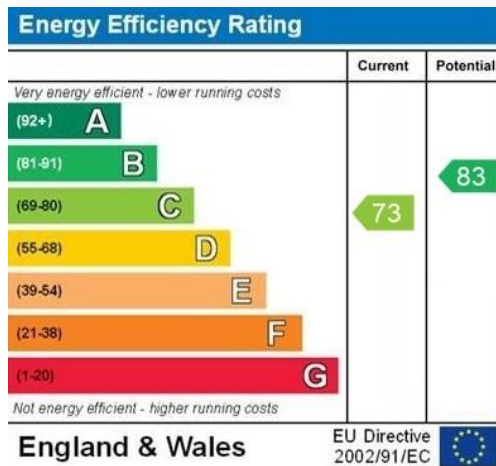
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GROUND FLOOR

1ST FLOOR



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