



71 COED Y WENALLT  
RHIWBINA  
CARDIFF CF14 6TN

GUIDE PRICE

£975,000



DETACHED HOUSE



5



4



5



3

**\*\* BEAUTIFULLY PRESENTED EXTENDED DETACHED HOME \*\* 3253 SQ. FT. \*\***  
**LANDSCAPED GARDEN \*\* SOUGHT AFTER LOCATION \*\*** An exceptional opportunity to acquire this executive five-bedroom detached home, situated in the highly sought-after area of Rhiwbina. Tucked away on a private road in the prestigious Coed Y Wenallt development, and fronting on to mature woodland, this impressive property offers generous living space, stylish interiors, and a beautifully landscaped garden – ideal for modern family living. With multiple reception rooms, a contemporary open-plan kitchen/dining/family room, and spacious bedrooms including a luxurious principal suite, dressing room and en-suite, this home combines comfort with sophistication in a prime Cardiff location. Double garage with electric door and EV car charger. NO CHAIN. EPC rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: I**

**FLOOR AREA APPROX: 3,253 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **LOCATION**

Coed Y Wenallt is located in Rhiwbina, one of Cardiff's most desirable areas. Rhiwbina Village offers a wide range of shops, restaurants and amenities, excellent transport links and highly regarded schools at all levels. Coed Y Wenallt is within a short walk of The Wenallt, a well known local beauty spot.

#### **ENTRANCE HALLWAY**

18' 3" x 9' 6" max (5.58m x 2.92m)

Entered via double composite front doors into impressive hallway. Two uPVC double glazed windows to side. Oak staircase to first floor with glass panels and bespoke under stair storage cupboards. Luxury Vinyl Tile (LVT) flooring with underfloor heating. Doors to lounge, sitting room, WC and kitchen/dining/family room. Spotlights.

#### **W.C**

5' 3" x 3' 3" (1.62m x 1.01m)

Floating low level WC and vanity enclosed wash hand basin. Tiled splash backs. LVT flooring with underfloor heating. LED mirror.

#### **LOUNGE**

15' 6" x 15' 3" max (4.74m x 4.67m)

Two uPVC double glazed sash windows with fitted plantation shutters to front. Feature media wall with modern electric fireplace and inbuilt shelving. Underfloor heating.

#### **SITTING ROOM**

15' 4" x 12' 11" (4.69m x 3.96m)

A beautifully presented sitting room with glazed double

doors opening out to the extended kitchen/dining/family room. Modern Gazco gas fireplace. uPVC double glazed sash window to front with fitted plantation shutters. Underfloor heating.

#### **KITCHEN / DINER/ FAMILY ROOM**

37' 3" max x 21' 10" (11.36m x 6.68m)

An exceptional, L-shaped kitchen/dining family space recently extended by the current owners, with feature lantern window and bifold doors to side and rear aspect opening out to the landscaped garden. Bespoke shelving and storage unit. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel inset sink with complementary Quartz worktops. Neff appliances to include double electric oven, microwave and coffee machine. 5 burner gas cooker with extractor hood over. Integrated dishwasher and drinks cooler. Space for American fridge/freezer. Spotlights, LVT flooring throughout with zoned underfloor heating. Two uPVC double glazed windows to rear with fitted plantation shutters. Door to utility room.

#### **UTILITY ROOM**

7' 1" x 7' 0" (2.18m x 2.14m)

Fitted base and eye level units incorporating stainless steel sink with complementary Quartz worktops. Space for washing machine and tumble dryer. LVT flooring with underfloor heating. Spotlights. uPVC double glazed window and pedestrian door to side.

#### **FIRST FLOOR**

##### **STAIRS & LANDING**

Glass panelled stair case. Double glazed windows to front and either side with fitted shutters. Study area. Thermostat. Storage cupboard and airing cupboard housing hot water tank. Coved ceiling and spotlights.

##### **BEDROOM TWO / CINEMA ROOM**

16' 7" x 13' 1" (5.08m x 4.01m)

Currently used as a cinema room. 2 double glazed windows to front with fitted shutters. Spotlights to ceiling.



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## BEDROOM THREE

13' 0" x 12' 7" (3.97m x 3.85m)

Double glazed window to rear with fitted shutters. Fitted wardrobes. Coved ceiling. Door to :-

## ENSUITE

8' 9" x 5' 10" (2.69m x 1.80m)

Obscured double glazed window to rear with fitted shutter. Tiled floor. Part tiled walls. Large shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap and with storage below, w.c. Heated towel rail,

## BEDROOM FOUR

11' 1" to front of fitted wardrobes x 12' 3" (3.38m x 3.75m)

Double glazed window to front with fitted shutters. Coved ceiling. Fitted wardrobe. Door to en-suite (Jack and Jill access to bedroom five ).

## EN-SUITE

6' 11" x 5' 0" (2.12m x 1.54m)

Obscured double glazed window to side. Shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap and storage below, w.c. Heated towel rail. Door to bedroom four.

## BEDROOM FIVE

12' 3" x 9' 1" (3.74m x 2.77m)

Double glazed window to rear with fitted shutter. Fitted wardrobe. Door to en-suite.

## BATHROOM

9' 1" x 5' 10" (2.79m x 1.78m)

Obscured double glazed window to rear. Tiled walls and floor. Spotlights to ceiling. Tile panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap and storage below, w.c.

## 2ND FLOOR

### STAIRS & LANDING

Glass panelled staircase. Eaves storage cupboards. Velux window. Spotlights. Doors to master bedroom, dressing room and en-suite.

## MASTER BEDROOM

16' 7" x 15' 1" mostly (5.07m x 4.61m)

2 double glazed sash windows with fitted shutters to front. 2 velux skylights. Eswa thermostat.

## EN-SUITE BATHROOM

11' 2" x 8' 5" (3.42m x 2.59m)

An exquisite bathroom with free standing bath, dual sink unit with mixer taps, storage below and mirror with lighting over, large shower cubicle with mains shower, w.c. Tiled walls and floor. Chrome heated towel rail.

## DRESSING ROOM

12' 3" x 6' 11" (3.75m x 2.12m)

Double glazed window to front with fitted shutter. Built in hanging and shelving to 2 walls.

## OUTSIDE

FRONT- Fronting on to woodland. Laid to lawn with paved pathway to front door. Double garage and driveway to side with gated access to rear garden .EV charging point. Outside lighting. Storm porch and seat with built in storage.

REAR- A stunning landscaped garden, newly laid patio and stairs up to a large area laid with Astro turf. Stone chipped borders with olive trees. Gate to side. Double glazed door to garage. Outside power point.

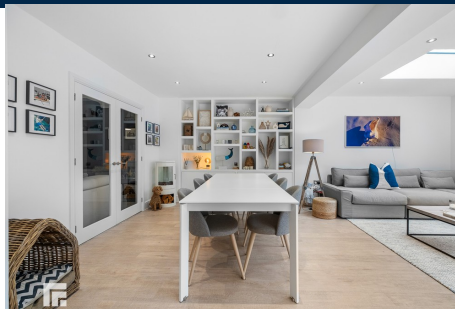
DOUBLE GARAGE 5.19m x 5.70m

Up and over electric door. Door to rear garden. Power and lighting. Plastered walls.



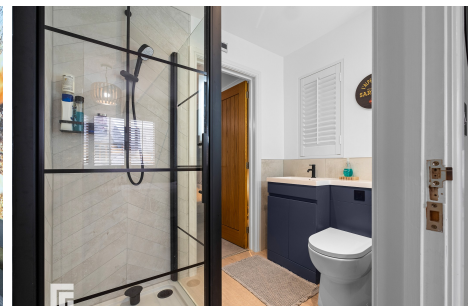
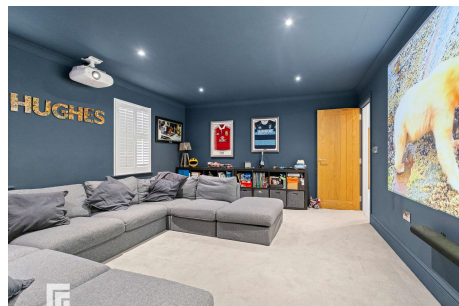


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