



85 HEOL Y COED  
RHIWBINA  
CARDIFF CF14 6HR

OFFERS OVER  
**£900,000**



## DETACHED HOUSE



4



2



2



3

MGY are delighted to offer for sale this delightful detached house in the highly sought after Heol Y Coed, within walking distance of Rhiwbina Village. The property has been thoughtfully improved and extended by the present owners and briefly comprises entrance hall, w.c, spacious lounge, dining room, exceptional kitchen/ diner with French oak fitted kitchen, utility room and a gym/ playroom to the ground floor. On the first floor there are 4 bedrooms including a very spacious master bedroom with en-suite plus a family bathroom. Block paved driveway to front, double garage with electric up and over door and a fabulous South facing garden backing onto Whitchurch Golf Course. Early viewing advised to avoid

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 2,181 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Rhiwbina is a popular and sought after area of North Cardiff. The Village offers a range of local shops including Co-Op, Tapas Bar, Indian Restaurant, Gift Shop, Hairdressers, Bakery and many more. There are well regarded schools at all levels nearby together with Tennis Club, Bowls Club and Library. There are also regular bus and train services close at hand into the City Centre plus easy access to the A470 and M4 motorway.

#### ENTRANCE HALL

Entered via obscured glazed double glazed uPVC door with obscured double glazed panels either side. 2 obscured double glazed windows to front. Spotlights. Original Wood panelled flooring. Radiator. Stairs to first floor. Cloak cupboard. Door to :-

#### W.C

Tiled flooring. Vanity enclosed wash hand basin with mixer tap and cupboard below.

#### LOUNGE

18' 9" x 11' 11" (5.74m x 3.64m)  
Double glazed uPVC window to front. Original wood block flooring. Coved ceiling. Radiator. Feature fireplace with inset coal effect gas fire. Glazed doors to :-

#### DINING ROOM

12' 10" x 12' 3" (3.92m x 3.74m)  
Double glazed uPVC French doors to rear garden. Wood block flooring. Coved ceiling.

#### KITCHEN/ DINER

19' 6" x 17' 3" (5.95m x 5.27m)  
Double glazed uPVC windows and French doors to rear garden. 3 velux skylights. 2 radiators. Mandarin stone tiled floor. Bespoke Mobalpa French oak kitchen with silestone work surfaces and porcelanosa tiled splash backs incorporating one and a half Franke stainless steel sink unit with filtered water tap. Central peninsula with "Neff" induction hob and Elica Crystal extractor over and with ample storage below. Further Neff appliances to include full size fridge, fan oven, steam oven and warming tray, dishwasher and freezer.

#### UTILITY ROOM

14' 3" x 4' 7" (4.35m x 1.42m)  
Obscured double glazed uPVC window to side. Tiled floor. Base units with work surfaces incorporating sink unit with mixer tap. Wall mounted Worcester combi boiler. Plumbing and space for washing machine.

#### GYM/ PLAYROOM

13' 6" x 13' 7" (4.13m x 4.16m)  
Double glazed uPVC French doors to rear garden. Radiator. Coved ceiling.

#### FIRST FLOOR

##### STAIRS & LANDING

Galleried landing with bespoke Oak balustrade. Large double glazed uPVC window to front. Coved ceiling. Radiator.

#### MASTER BEDROOM

21' 7" x 13' 9" (6.60m x 4.21m)  
Double glazed uPVC windows to front and rear. 2 radiators. Door to :-

#### EN-SUITE

Obscured double glazed uPVC window to front. Tiled floor. Tiled shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap, w.c.



# 85 HEOL Y COED, RHIWBINA, CARDIFF CF14 6HR

## BEDROOM TWO

11' 11" x 9' 8" (3.65m x 2.96m)

Double glazed uPVC window to rear overlooking the beautiful garden and the golf course. Coved ceiling. Radiator.

## BEDROOM THREE

11' 11" x 8' 8" (3.65m x 2.65m)

Double glazed uPVC window to front. Radiator. Coved ceiling.

## BEDROOM FOUR

8' 6" x 6' 9" (2.61m x 2.06m)

Double glazed uPVC window to rear overlooking the beautiful garden and the golf course. Radiators. Coved ceiling.

## BATHROOM

10' 0" x 8' 9" (3.05m x 2.67m)

Tiled walls and floor. Jacuzzi bath with mixer tap and shower attachment, shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap and with storage below, w.c.

## OUTSIDE

Front - block paved driveway. Electric up and over door to garage.

Rear- Fabulous South facing rear garden backing onto Whitchurch Golf Course. Lovely paved patio and large lawned area with well stocked borders. Side access to front and with side access to garage.

Double Garage - 5.06m x 4.26m

Electric up and over door. Obscured double glazed uPVC window to side. Power and lighting.



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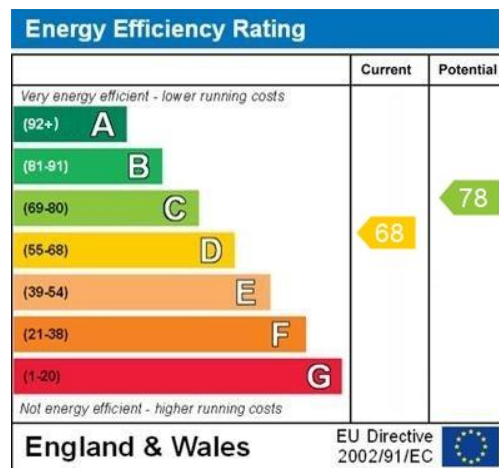


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TOTAL FLOOR AREA : 2181 sq.ft. (202.6 sq.m.) approx.

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