



WENALLT ROAD




RHIWBINA





WENALLT ROAD

RHIWBINA, CF14 6TP - £560,000

 4 bedroom(s)  2 bathroom(s)  1774.51 sq ft

JeffreyRoss are proud to bring to the market this sizeable and detached family home in the sought after area of Rhiwbina. The property is set over approx 1,774 SQFT in a 0.18 acre plot that further benefits a swimming pool and large family garden. Internally the property comprises large entrance hallway with parquet flooring that continues into a large living room and dining room. The ground floor further benefits modern fitted kitchen and breakfast room, home office and two double bedrooms and ground floor bathroom suite. To the first floor is an incredible master suite (247 SQFT) with dressing area, ensuite and its own balcony looking over the impressive garden as well as an additional double bedroom. To the front is driveway parking. The property offers huge potential for the next owner / family given the plot and size of home as well as being in excellent school catchment area for North Cardiff.

Take a closer look at our interactive Virtual tour for a closer look. You can even measure the spaces to check if your furniture fits.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash

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Director







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	













Promap
80.5m
+
LANDMARK

Promap
LANDMARK INFORMATION GROUP*

18

11





ENTRANCE HALLWAY

LIVING ROOM

6.83m x 3.68m (22'5 x 12'1)

DINING AREA

4.17m x 3.68m (13'8 x 12'1)

KITCHEN

2.79m x 4.52m (9'2 x 14'10)

BREAKFAST AREA

2.44m x 3.56m (8' x 11'8)

GROUND FLOOR BEDROOM THREE

2.79m x 3.48m (9'2 x 11'5)

GROUND FLOOR BEDROOM FOUR

4.42m x 3.45m (14'6 x 11'4)

FAMILY BATHROOM

6'11 x 7'11 (19'8"36'1" x 22'11"36'1")

TO THE FIRST FLOOR

MASTER BEDROOM

3.56m x 8.00m (11'8 x 26'3)

ENSUITE

1.60m x 2.77m (5'3 x 9'1)

BALCONY

BEDROOM TWO

2.44m x 4.04m (8' x 13'3)

GARAGE

DRIVEWAY

Parking for 2 cars and on street parking

GARDEN

TENURE

We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band - G

ADDITIONAL INFORMATION

Plot Size - 0.18 of an acre

Swimming Pool

Large family lawn area

Driveway Parking

1,774 SQFT makes this bigger than most family houses in the area.

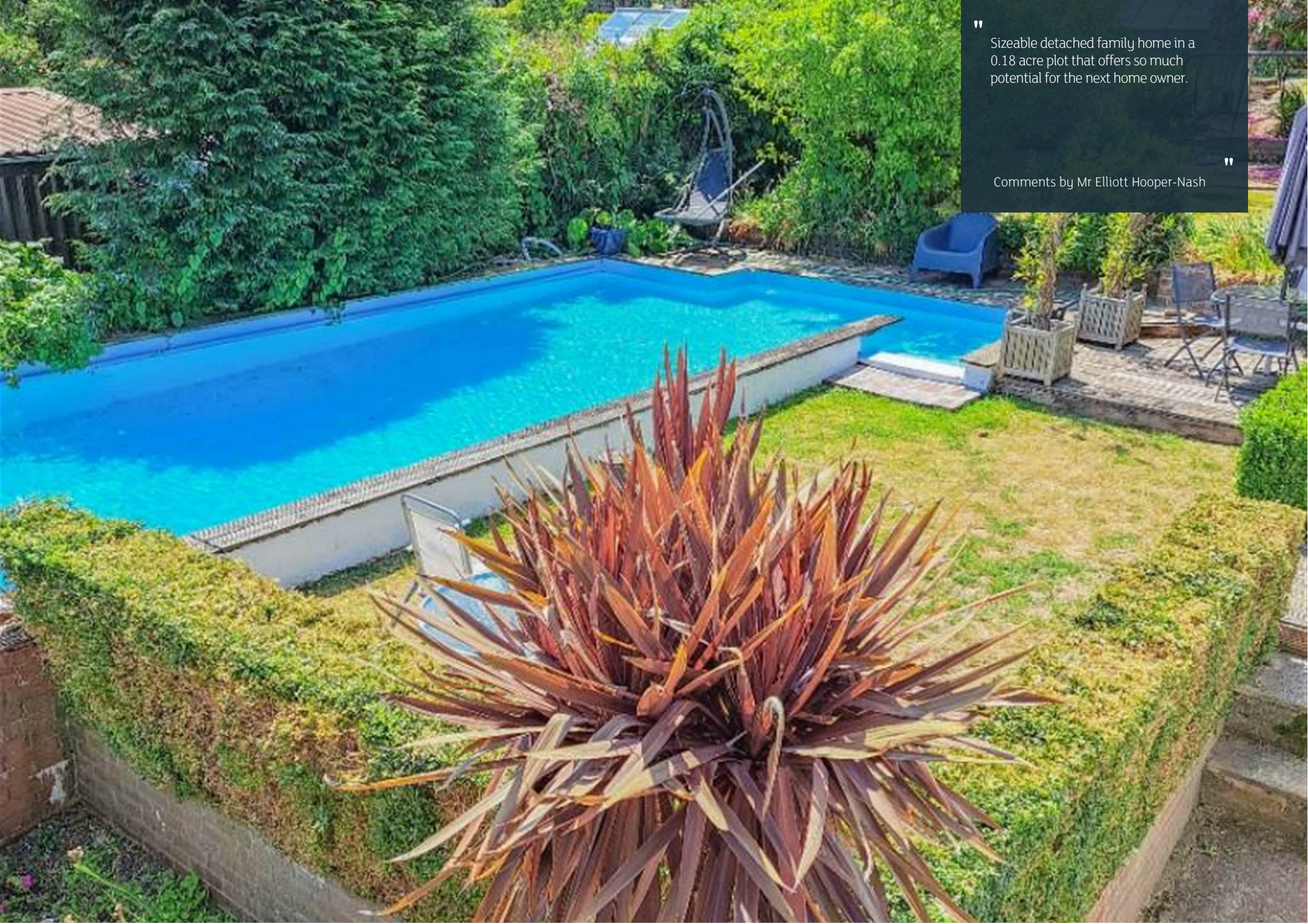
SCHOOL CATCHMENT

My English medium primary catchment area is Llanishen Fach Primary School (year 2024-25)

My English medium secondary catchment area is Whitchurch High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)



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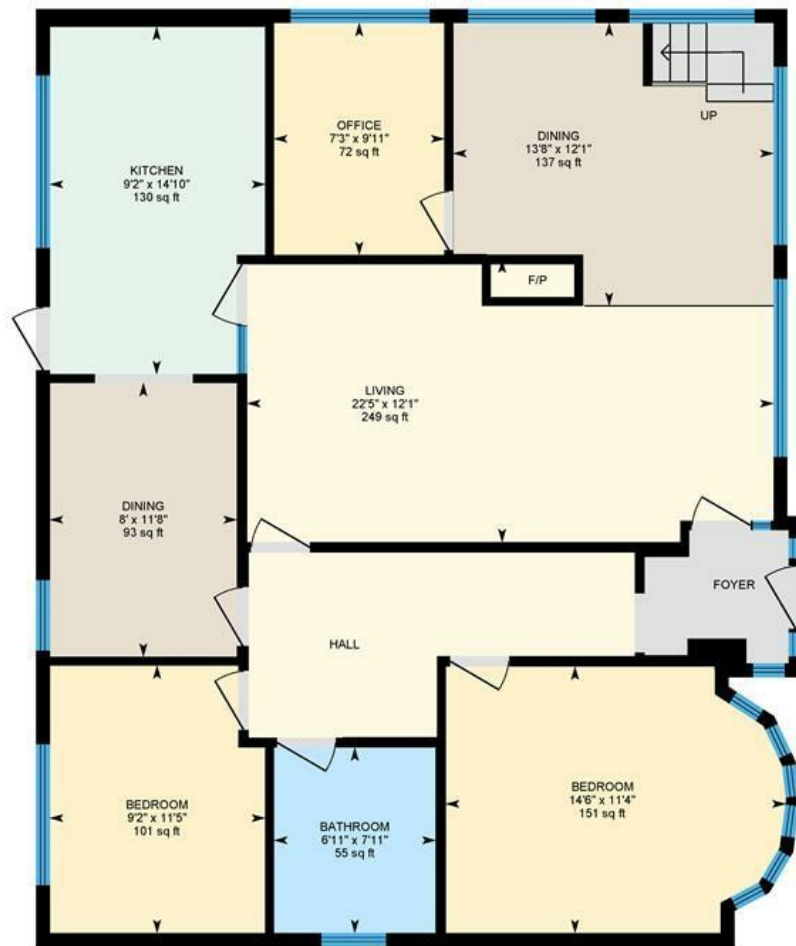
Sizeable detached family home in a 0.18 acre plot that offers so much potential for the next home owner.

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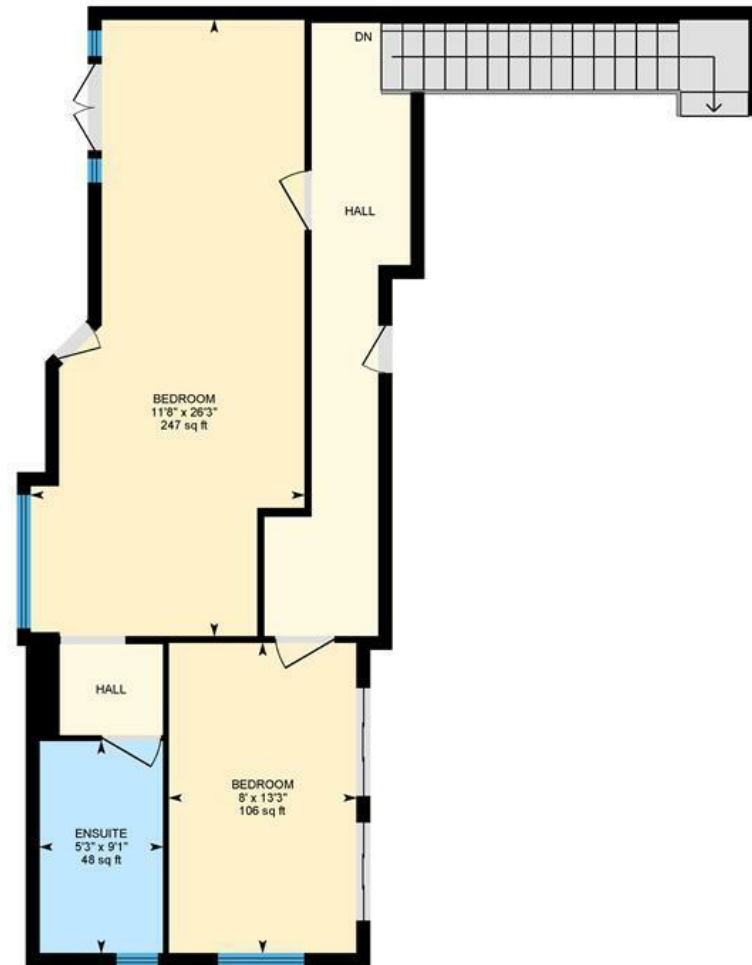
Comments by Mr Elliott Hooper-Nash

Wenallt Rd, Rhiwbina, CRF

Main Building: Total Interior Area 1774.51 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross