## JeffreyRoss

# CARDIFF'S HOME FOR S CARDIFF'S HOME FOR





### 81 Coed Y Wenallt, Rhiwbina, CRF

Main Building: Total Exterior Area Above Grade 322.68 m²



Ground Floor Exterior Area 105.82 m²







1st Floor Exterior Area 107.37 m²

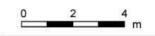


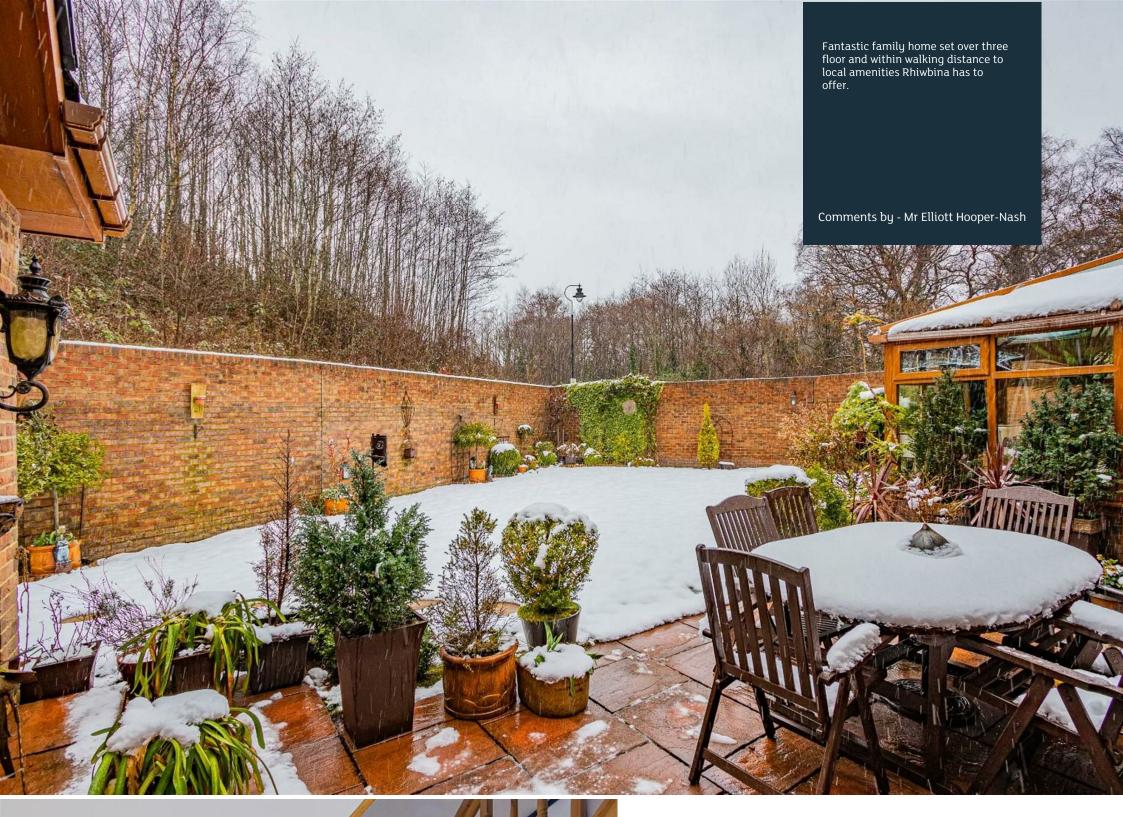


2nd Floor Exterior Area 60.76 m²

PREPARED: 2023/03/09

**⊡**iGUIDE







#### **COED Y WENALLT**

RHIWBINA, CF14 6TN - OFFERS IN EXCESS OF £825,000



6 Bedroom(s)



ラ 4 Bathroom(s)



3472.00 sq ft

GUIDED AT £850,000 - £899,950 JeffreyRoss are proud to bring to the market this exceptional, Six bedroom detached family home located in the popular Coed Y Wenallt. This modern family home boast large entrance hallway with double doors onto the principal reception and dining room. double doors lead from the dining area onto a modern fitted kitchen that is well appointed and link to the family room and separate utility. The ground floor further benefits downstairs WC and conservatory. To the first floor are five double bedrooms with two of the bedrooms benefiting en-suites as well as family bathroom. To the second floor is the master suite that encumbers the whole of this floor and boast large master bedroom, separate bathroom and walk in wardrobe. To the  $\,$ rear is a well kept garden and access to the double garage and large room located above it. to the front is parking for several vehicles. This is the largest house type available on the development and set in approx 3,472 SQFT.

Please take a closer look at our interactive Virtual tour to appreciate the standard and size.

#### **PROPERTY SPECIALIST**

Mr Elliott Hooper-Nash 02920 499680 Elliott@jeffreyross.co.uk Director









#### **Entrance Hallway**

**Principal Reception / Dining room** 7.96m x 3.94m (26'1" x 12'11")

Family room 4.69m x 5.07m (15'4" x 16'7")

**Downstairs WC** 

1.09m x 1.65m (3'7 x 5'5)

Kitchen

3.15m x 7.86m (10'4" x 25'9")

**Utility Room** 

2.13m x 2.21m (7' x 7'3)

Conservatory

3.49m x 2.72m (11'5" x 8'11")

To the first floor

**Bedroom One** 

3.98m x 5.01m (13'0" x 16'5")

**Bedroom Two** 

3.80m x 3.93m (12'5" x 12'10")

2.71m x 1.81m (8'10" x 5'11")

**Bedroom Three** 

3.36m x 3.72m (11'0" x 12'2")

**Ensuite** 

1.47m x 2.12m (4'9" x 6'11")

**Bedroom Four** 

2.88m x 3.72m (9'5" x 12'2")

Bathroom

1.79m x 2.08m (5'10" x 6'9")

**Bedroom Five** 2.81m x 2.93m (9'2" x 9'7")

To the second floor

**Master suite** 

**Bedroom Six** 6.05m x 5.05m (19'10" x 16'6")

2.83m x 3.72m (9'3" x 12'2")

Walk in wardobe 3.35m x 3.73m (11' x 12'3)

Double garage 5.53m x 5.14m (18'1" x 16'10") Room above

4.01m x 5.15m (13'1" x 16'10")

Garden

Driveway

Parking for several vehicles

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

**Council Tax** 

Band I

**School catchments** 

My English medium primary catchment area is Llanishen Fach Primary School (year 2022-23)

My English medium secondary catchment area is Whitchurch High School (year 2022-23)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2022-23)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2022-23)











·			Current	Potential
Very energy efficient - low	er running costs			
(92 plus) <b>A</b>				
(81-91) B				
(69-80)				
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)		G		
Not energy efficient - high	er running costs			











