

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



COED Y WENALLT
RHIWBINA



81 Coed Y Wenallt, Rhiwbina, CRF

Main Building: Total Exterior Area Above Grade 322.68 m²



PREPARED: 2023/03/09

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.

Fantastic family home set over three floor and within walking distance to local amenities Rhiwbina has to offer.

Comments by - Mr Elliott Hooper-Nash



COED Y WENALLT

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



6 Bedroom(s)



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
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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")

Ensuite
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")

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

Walk in wardrobe
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")
Fully lined and plastered, an exceptional and versatile space.

Garden

Driveway
Parking for several vehicles

Tenure
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)



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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  | |



