

147 Pen-y-Dre,

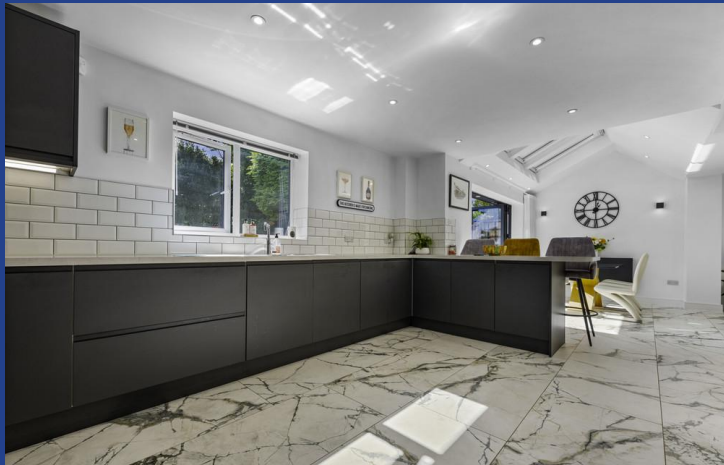
Rhiwbina, Cardiff, CF14 6EN



Estate Agents and Chartered Surveyors

Guide Price

£590,000



Semi-Detached House

4

3

4

2

Property Description

****COMPLETELY RENOVATED AND BEAUTIFULLY PRESENTED**** A fully modernised semi detached family home within easy walking distance to Rhiwbina Village, train station and bus service. The property offers entrance hall, sitting room, open plan living/dining/kitchen, separate utility area and cloakroom, master bedroom with en-suite, second bedroom with en-suite plus two further bedrooms and family bathroom. The property is set in a delightful private south facing garden with patio area also plus good size driveway to the front for off road parking. Internal Viewing Recommended.

Tenure Freehold

Council Tax Band G

Floor Area Approx

**Viewing Arrangements
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 composite door with spyhole and obscure glazed screen to side. Downlighters to ceiling. Laminate wood effect flooring. Stairs to first floor. Wall mounted central heating radiator. Understairs storage cupboard with cloak hanging. Door into;

SITTING ROOM

11' 1" into alcove x 10' 7" (3.38m x 3.23m) uPVC double glazed to front aspect. Laminate wood effect flooring. Shelving to alcoves.

LOUNGE AREA

16' 7" x 10' 10" (5.06m x 3.31m)

This room is incorporated into the open plan living/dining/kitchen and has a feature inset wall mounted electric log effect fire. Two recesses to one with wall with downlighters plus downlighters to ceiling. Ceramic marble effect flooring.

DINING AREA/KITCHEN

29' 1" x 10' 11" (8.89m x 3.33m)

Bi fold doors giving access to the rear garden and three Velux windows to ceiling with remote control fitted blinds. Downlighters to ceiling and continuation of ceramic marble effect flooring throughout this area. Kitchen is fitted with modern wall and base units with contrasting work surfaces and tiled splashbacks. One and a half stainless steel sink unit with Quooker hot tap. Breakfast bar, integrated dish washer, integrated fridge freezer, two electric ovens and induction hob with stainless steel extractor fan above. Wall mounted column central heating radiator. Door into;

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UTILITY ROOM

uPVC double glazed window to rear and double glazed window to side. Fitted wall and base units with inset stainless steel sink unit with mixer tap and tiled splashbacks. Ceramic tiled flooring. Plumbing for automatic washing machine and recess for tumble dryer/ freezer. Wall mounted gas central heating boiler. Door into;

CLOAKROOM

Fully tiled cloakroom with wash hand basin with circular mirror above and low level WC. Downlighters and extractor fan to ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to side. Downlighters to ceiling. Storage cupboard with shelving. Door to;

BEDROOM ONE

12' 8" x 12' 6" (3.87m x 3.83m)
uPVC double glazed French doors with Juliette balcony overlooking the rear garden. Downlighters to ceiling. Central heating radiator. Door into;

EN-SUITE

uPVC double glazed obscure window to side. Downlighters and extractor fan to ceiling. Ceramic tiled walls. Vinyl flooring. Suite comprising walk in tiled shower unit, pedestal wash hand basin and low level WC. Chrome wall mounted heated towel rail.

BEDROOM TWO

11' 10" x 11' 6" (3.62m x 3.53m)
uPVC double glazed window to rear. Central heating radiator. Door into;

EN-SUITE

uPVC obscure double glazed window to rear. Downlighters and extractor fan to ceiling. Vinyl flooring. Suite comprising walk in tiled shower unit with downlighter, vanity wash hand basin with drawers and low level WC. Chrome heated towel rail.

BEDROOM THREE

11' 10" x 11' 8" (3.63m x 3.56m)
uPVC double glazed window to front. Central heating radiator.

BEDROOM FOUR

8' 5" x 7' 9" (2.58m x 2.38m)
uPVC double glazed window to front. Central heating radiator.

BATHROOM

uPVC obscure double glazed window to front. Downlighters and extractor fan to ceiling. Ceramic tiled walls and high quality patterned vinyl flooring. Suite comprising free standing bath with stand alone shower and hand attached shower. Wall hung vanity unit with drawers and inset wash hand basin with wall mounted mirror above. Low level WC and chrome heated towel rail. Access to loft space.

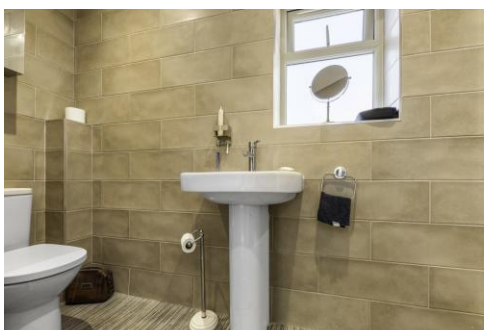
OUTSIDE

Good size tarmac drive to front offering good off road parking. Enclosed and private south facing garden mainly laid to lawn with large slate paved patio area. Side access to front via wooden gate. Outside tap and lighting. Storage shed to remain.

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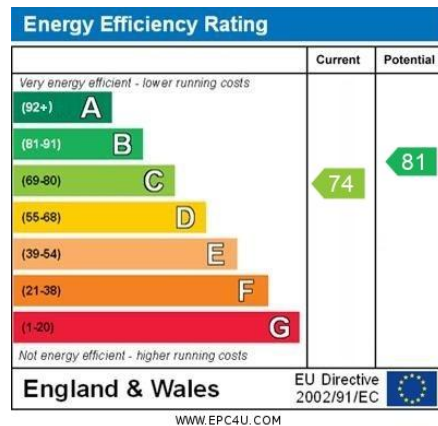
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