



19b Brynawelon Road, Cyncoed

Cardiff CF23 6QR

Price £900,000

HARRIS & BIRT



A unique opportunity to purchase this newly developed, four bedroom, semi-detached certified Passivhaus situated in the highly desirable area of Cyncoed, Cardiff. The property has been built to incorporate highly efficient eco systems as well as a high specification kitchen and quality bathrooms. Accommodation briefly comprises; living room/snug, WC, with open plan kitchen/dining/family area to the rear of the property, as well as utility to the ground floor. To the first floor are four good sized double bedrooms including an impressive master bedroom and en suite and family bathroom.

This plot offers off road parking via a tarmac driveway for multiple vehicles with good sized, flat and private turfed garden to rear with an area of patio slabs for al fresco dining.

Passivhaus is a standard that uses a holistic approach to define how to design and build high-performance buildings, designed for the occupant to deliver occupant comfort with a significantly small amount of energy. The Energy Saving Trust describes passive houses as the gold standard in energy efficiency, creating buildings to rigorous design standards so that they maintain an almost constant temperature for space heating; they retain heat from the sun and need little additional heating or cooling.

This property has been constructed using more modern construction systems to give an energy efficient and significantly airtight building fabric to reduce heating bills and includes technology from Zehnder to incorporate energy systems including; MVHR system, Air filtration, CO2 sensors and Modulating Summer By Pass.

Location

Situated in a popular and peaceful street within the heart of Cyncoed, within close proximity to Cardiff city centre. The property sits in catchment for Rhydypenau and Lakeside Primary Schools and Cardiff High and Corpus Christi Comprehensive Schools. Cyncoed itself enjoys plenty of local amenity including shops and restaurants.

Accommodation

Ground Floor

Entrance Hall 23'3" x 5'10" (7.1 x 1.8)

The property is entered via timber aluminium composite front door into open entrance hallway. Senso premium resin laid flooring. Skimmed walls and ceiling. Doorways through into all ground floor rooms.

Living Room/Snug 13'9" x 10'9" (4.2 x 3.3)

Good sized living area/snug with timber aluminium composite triple glazed windows to front elevation. Skimmed walls and ceiling. Senso premium resin laid flooring.

WC

Two piece suite comprising low level dual flush WC and pedestal wash hand basin. Skimmed walls and ceiling. Senso premium resin laid flooring.

Utility Room 10'2" x 12'1" (3.11 x 3.7)

Range of base units with a double sink and drainer. Space for washing machine and tumble dryer. Timber aluminium triple glazed pedestrian door to side. Storage cupboard. Skimmed walls and ceiling. Senso premium resin laid flooring.

Kitchen/Dining/Family Room 27'2" x 19'8" (8.3 x 6)

Open plan, 'hub of the home' with a range of wall and base units to the kitchen area, features to include; double sink and drainer, integrated fridge freezer, eyeliner oven. Matching peninsular breakfast bar with four ring hob inset and extractor fan over. Senso premium resin laid flooring. Timber aluminium composite triple glazed sliding double doors lead out onto rear garden.

First Floor

Landing

Master Bedroom 17'0" x 14'5" (5.2 x 4.4)

An excellent sized double bedroom with timber aluminium composite triple glazed window to rear elevation. Skimmed walls and ceiling. Carpet flooring. Doorway through into;

En Suite

Three piece suite comprising; walk in shower cubicle, low level WC and pedestal wash hand basin. Timber aluminium triple glazed opaque window to side elevation. Tiled floor.

Bedroom Two 17'8" x 13'1" (5.4 x 4)

Another good sized double bedroom with timber aluminium triple glazed window to front elevation. Skimmed walls and ceiling. Carpeted flooring.

Bathroom

Three piece suite comprising; free standing bath, low level dual flush WC and pedestal wash hand basin. Timber aluminium triple glazed opaque window to side elevation. Tiled floor.

Bedroom Three 13'5" x 8'6" (4.1 x 2.6)

Good sized double bedroom with timber aluminium triple glazed window to front elevation. Skimmed walls and ceiling. Carpeted flooring.

Bedroom Four 8'6" x 12'9" (2.6 x 3.9)

Another good sized bedroom with timber aluminium triple glazed window to side elevation. Skimmed walls and ceiling. Carpeted flooring.

Outside

This plot offers off road parking via a tarmac driveway for multiple vehicles with good sized, flat and private turfed garden to rear with an area of patio slabs for al fresco dining.

Services

Hot water and heating via air source heat pump combines great performance, energy efficiency and sustainability, with an energy efficiency class of A+++

- Zehnder MVHR system offers an outstanding and world class 96% heat recovery efficiency.

Air filtration

A heat recovery system like Zehnder provides 100% of the ventilation requirements to a home, therefore filtration of supply air is particularly beneficial for allergy sufferers.

CO2 sensors

Zehnder constantly measures air quality using CO2 sensors. This automatically guarantees a constant balance of supply air and extract air volumes. The supply air volume is adjusted to the air quality in the individual rooms and ensures a healthy indoor air climate. This Flow Control controller perfectly combines optimum, healthy air quality with maximum energy savings.

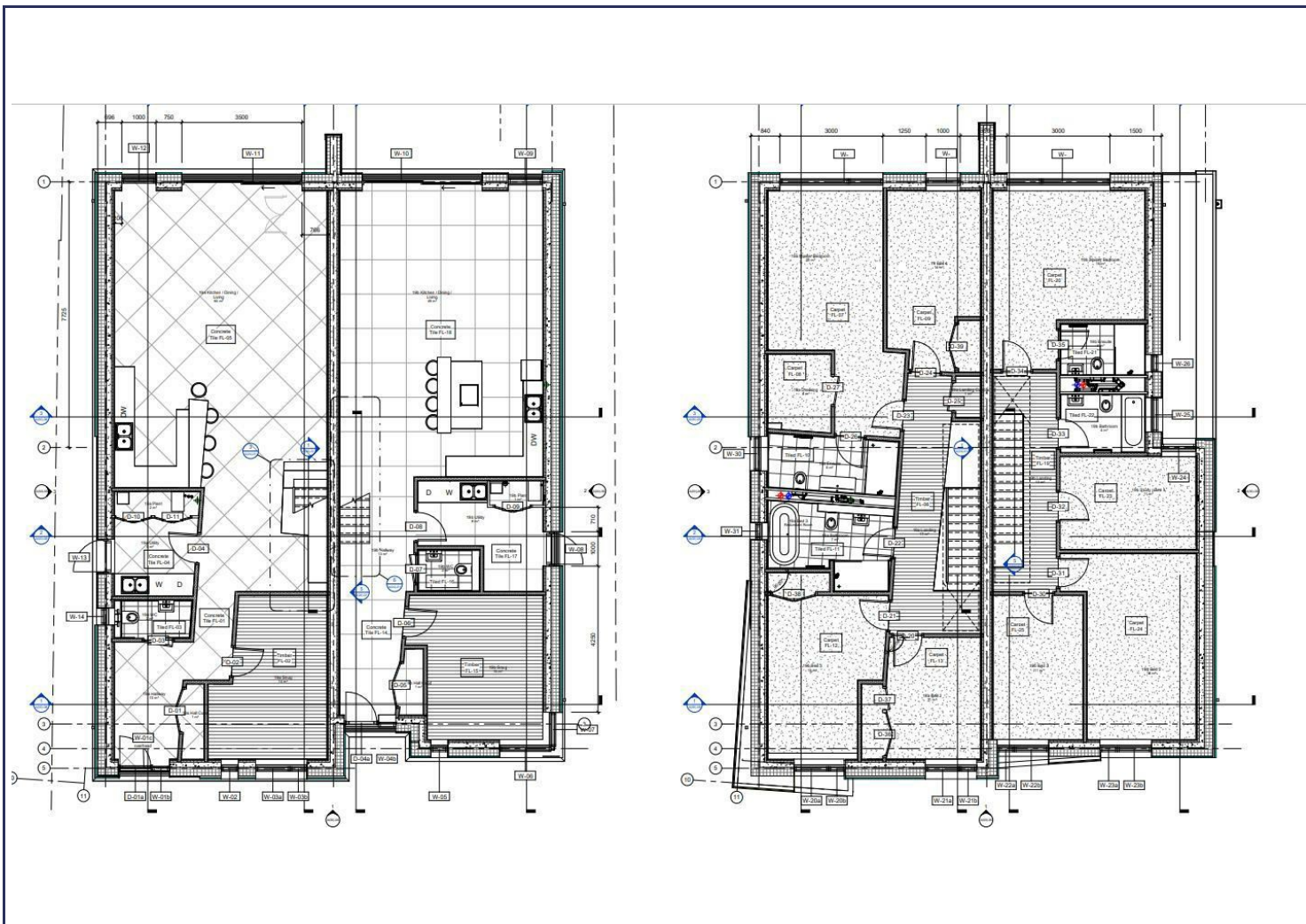
Modulating Summer By Pass

A summer bypass reduces overheating by ceasing heat recovery and supplying fresh air when outdoor temperatures peak. The modulating bypass uses temperature, humidity, and a smart algorithm to balance internal and external conditions for optimal comfort.

- Triple glazing throughout
- Solar PV
- CAT 6 ethernet cables throughout the house for all high-speed networking and internet needs so you can directly connect smart TV, gaming devices etc
- Electric car charging port







HARRIS & BIRT

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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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

