



83 Caer Wenallt  
Rhiwbina, Cardiff, CF14 7HQ  
Offers Over £600,000

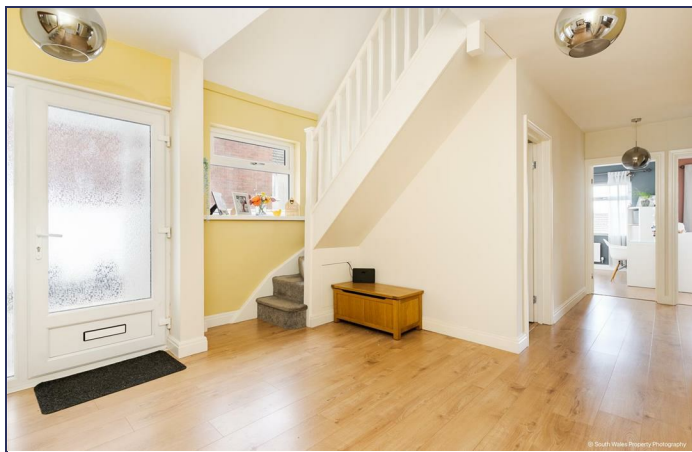
HARRIS & BIRT





An excellent opportunity to purchase this five bedroom, dormer bungalow, situated in the highly desired are of Rhiwbina. The accommodation briefly comprises; entrance hall, kitchen/living/dining room, playroom, two double bedrooms a single bedroom and bathroom to ground floor. The first floor has two further double bedrooms, one with en suite. The property benefits from a large driveway with enough room for multiple vehicles and a landscaped rear garden with al fresco dining area that leads out from kitchen/living/dining room.

The property benefits from an excellent location and is within close proximity to Rhiwbina Village and Whitchurch Golf Club. The property is also in the catchment area for the highly regarded Rhiwbina Primary and Whitchurch High School. Set within a short drive of the City Centre and the M4 corridor. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



## Accommodation

### Ground Floor

#### Entrance Hall 11'8" x 13' (3.56m x 3.96m)

The property is entered via UPVC double glazed opaque front door with opaque side vision panels into open entrance hall. Further UPVC double glazed window to side elevation. Wood style block flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Doorways through to all ground floor rooms. Full turn staircase leads up to first floor.

#### Kitchen/Dining/Living Room 24'6" (max) x 26'6" (max) (7.47m (max) x 8.08m (max))

Modern fitted kitchen in a shaker style with a range of wall and base units in a dove grey set under and over a hardwood worksurface. Features to include; Cuisine Master gas double oven with grill facility and five ring gas hob over set into a brick built surround, China sink and drainer with waterfall mixer tap, integrated washing machine/dryer behind matching decor panel, integrated dishwasher behind matching decor panel, eyeline microwave and space for free standing American style fridge/freezer. Work surface continues into a breakfast bar with space for stools. Storage cupboard housing Worcester gas boiler. UPVC double glazed pedestrian door to side. Further UPVC double glazed windows to side elevation. Space for dining table/chairs. Tiled flooring. Pendant ceiling light. 6 door run of UPVC double glazed bi-folding doors open up onto pretty rear garden. Room continues through into living area. Wood effect block flooring. Skimmed walls and ceiling. Pendant ceiling light and range of wall lights. Radiator. UPVC double glazed circular window to front elevation. Doorway through into;

#### Playroom 17' x 9'1" (5.18m x 2.77m)

Currently in use as a playroom but could easily be used as a study or additional reception room. Continuation of wood block flooring. UPVC double glazed window to front elevation. Radiator. Papered feature wall and further skimmed walls and ceiling. Pendant ceiling light.

#### Master Three 12'5" x 11'9" (3.78m x 3.58m)

A good sized double bedroom with UPVC double glazed window to front elevation. Continuation of flooring from entrance hall. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bedroom Four 12'5" x 11'6" (3.78m x 3.51m)

Currently in use as a dressing room but another good sized double bedroom with UPVC double glazed window to front elevation. Papered feature wall with further skimmed walls and ceiling. Continuation of wood blocked floor. Pendant ceiling light. Radiator.

#### Bathroom Two

Four piece suite in white comprising; fully tiled bath panel with mixer tap and separate shower head fitment, walk in shower cubicle with rainfall shower head and separate shower head fitment, low level dual flush WC and wall hung wash hand basin with vanity unit under. Fully tiled walls with contrasting tiled floor. Skimmed ceiling. UPVC double glazed opaque window to side elevation. Chrome heated towel rail.

#### Bedroom Five 10'5" x 8'3" (3.18m x 2.51m)

A good sized single bedroom with UPVC double glazed window to side elevation. Continuation of wood block flooring. Papered feature wall with future skimmed walls and ceiling. Pendant ceiling light. Radiator.

### First Floor

#### Landing

Accessed via full turn carpeted staircase from entrance hall. Velux window. Carpet flooring. Skimmed walls and ceiling. Doorway through into;

#### Master Suite Bedroom One 10'4" x 12'11" (3.15m x 3.94m)

A good sized double bedroom with two UPVC Velux windows to either side. Carpet flooring. Radiator. LED spotlights. Doorway through into;

#### Master Suite Bathroom One

Four piece suite in white comprising; freestanding China bath with hot and cold mixer tap, Walk in shower cubicle. Bristan electric shower with shower head fitment. Pedestal wash hand basin and low level dual flush WC. Tile effect vinyl laid flooring. Part tiled wall with further skimmed walls and ceiling. Velux window to side elevation. LED spotlight. Extractor.

#### Bedroom Two 12'3" x 12'1" (3.73m x 3.68m)

Another good sized double bedroom currently in use as dressing room and snug. Velux window to side. Rails for dressing area to either side. Further space for storage into eaves. Skimmed walls and ceiling. Radiator. Carpet Flooring. LED spotlight.

### Outside

The property is set back from the road via a dwarf wall with wood fencing for additional privacy and tarmac driveway with space for multiple vehicles. Pedestrian access to side. The rear garden is split into three sections, the ground floor area is accessed via pedestrian side access or bi-folding doors from kitchen and is mainly laid to attractive patio slabs. There is a built in seating area, further space for table and chairs and a beautiful stone backed water feature. This area is perfect for al fresco dining. Access to shed via side pedestrian door. The further two tiers are accessed via marble laid steps with LED strip lights beneath. Both mainly laid to lawn with an area of decked terrace to tier two.

### Services

Mains connected gas, electricity, water and drainage.

### Directions

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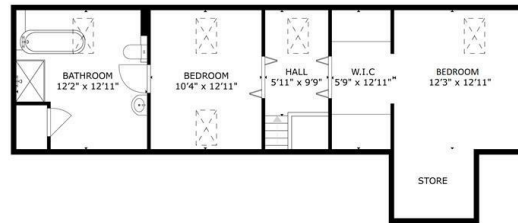
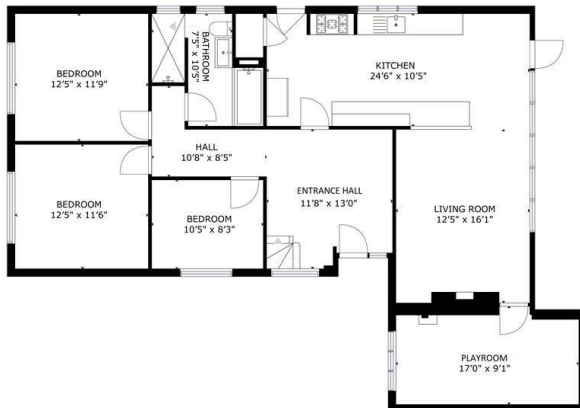








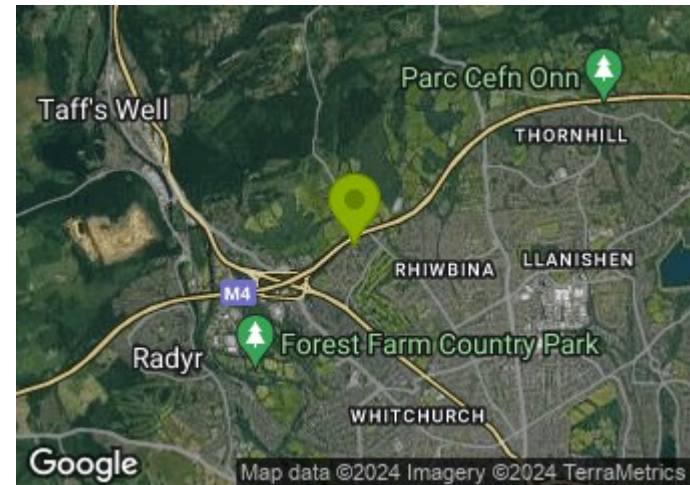




FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 1217 sq. ft., FLOOR 2: 613 sq. ft.  
TOTAL: 1850 sq. ft.

Matterport



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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