



## 5 Clos-Y-Bryn

Rhiwbina, Cardiff, CF14 6TR

Offers In Excess Of £500,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market For Sale by informal tender this impressive three bedroomed detached property situated on a quiet and peaceful cul-de-sac location in the heart of Rhiwbina within close proximity to all local amenities. The property sits on a fantastic plot with far reaching views across the whole of Cardiff and the Exmoor coastline beyond. The property itself needs moderation throughout but due to it's wonderful location and sizable plot this property could be transformed into something really quite fantastic. The accommodation currently briefly comprises of an open storm porch to entrance hall, with straight staircase leading to first floor landing, drawing room, dining room kitchen, utility, garden room and WC to the ground floor with an adjacent unattached garage to the first floor are three bedrooms and a family bathroom. There is often parking to the front and an excellent sized rear garden mainly laid to lawn private and secluded via mature hedgerows. The garden is westerly facing and enjoys all the evening sun.

The property is situated within Rhiwbina, which is North of Cardiff, it has an abundance of amenities. The property is short walk from a local convenience store containing a post office, a café and local playing fields. The property is a short drive away from Parc Ty Glas industrial estate and Llanishen and Lisvane reservoirs. Rhiwbina train station is a short drive away which provide easy links into the city centre. The property is 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 Hallway 6'11" (2.11m)

Accessed via wooden front door with inset opaque glazed vision panel with natural light via opaque glazed vision panels to open entrance hall. Straight carpeted staircase leading up to first floor upstairs and landing. Good sized under stair storage. Fitted radiator. Communicating doorways to all ground floor rooms.

#### Drawing Room 10'9" x 18'8" (3.28m x 5.69m)

UPVC double glazed bay window to front elevation, with dual aspect UPVC double glazed window to rear elevation. Gas coal effect fire set into a tiled hearth. Wood panelling. Fitted carpet. Two fitted radiators.

#### Dining Room 10'2" (3.10m)

Good sized secondary reception space. UPVC double glazed bay window to rear elevation. Skimmed walls. Fitted carpet. Fitted radiators,

#### Kitchen 17'7" (5.36m)

Range of wall and base units set under and over a mottle effect work surface with features including a 'Cannon' free standing gas four ring cooker and hob, stainless steel sink and double drainer. Tiled splashbacks. Vinyl laid flooring. Understair storage cupboard. Fitted radiator. Wooden half glazed door opens into utility room.

#### Utility Room 11'5" x 6'7" (3.48m x 2.01m)

Range of single glazed aluminium windows to rear and side elevation. Wooden clad walls. Tiled flooring. Plenty of space for washing machine, tumble dryer etc. Wooden half glazed door opens into garden room.

#### Garden Room 7'3" x 27' 0" (2.21m x 8.23m 0.00m)

Mono pitched polycarbonate roof structure with UPVC double glazed windows and UPVC half glazed door opening out on a rear garden set on a dwarf wall. Fully skimmed walls. Power and light. Tiled flooring. UPVC pedestrian door opens out onto front driveway. Further natural light via UPVC double glazed opaque window. UPVC pedestrian door opens into:

#### WC 4'10" x 3'4" (1.47m x 1.02m)

Two piece suite in white comprising wall hung wash-hand basin and low level WC. Wooden opaque glass window to rear. Wood effect flooring. Power and light.

### First Floor

#### Landing 6'3" x 10'5" (1.91m x 3.18m)

Access via straight carpeted staircase to open landing. UPVC double glazed window to rear elevation. Access to loft via hatch. Fitted carpet. Communicating doors to all first floor rooms.

#### Bedroom One 17'2" x 11' 7" (5.23m x 3.35m 2.13m)

Good sized double bedroom with UPVC double glazed bay window to front elevation. Fitted carpet. Fitted radiator.

#### Bedroom Two 11'1" x 12'9" (3.38m x 3.89m)

Another good sized double bedroom with UPVC double glazed bay window to front elevation. Skimmed walls. Range of built in fitted bedroom furniture. Fitted carpets. Fitted radiator.

#### Bedroom Three 10'7" x 6'7" (3.23m x 2.01m)

Good sized single bedroom currently housing bunk beds. UPVC double glazed window to rear elevation. Skimmed walls. Range of fitted bedroom furniture.

#### Bathroom 11'1" x 5'9" (3.38m x 1.75m)

Three piece suite comprising low level WC, wash hand basin with separate hot and cold taps, shower cubicle with tile effect splashback. Part tiled walls and contrasting tiled flooring. Skimmed walls and ceiling. Two UPVC double opaque glazed windows to side. Fitted radiator. Tile effect vinyl laid flooring.

### Outside

Garden and grounds are situated on an oversized plot with double gated access to front and front forecourt and driveway laid to concrete. Two steps lead up to inset storm porch with decorative neo-Georgian wrought iron pillars. Private to adjacent properties via mature shrubbery access to rear via the garden room. The rear is flat private and mainly laid to lawn. with terraced patio leading out from the garden room.

### Garage

Adjacent to the property. Good sized single garage with two single timber doors. Power and light. Access via front driveway.

### Services

The property is serviced by mains gas, electric, water and drainage. The property is to be sold on a freehold basis but we advise you have this checked with your legal professional prior to completion.

### Informal Tender Offer Process

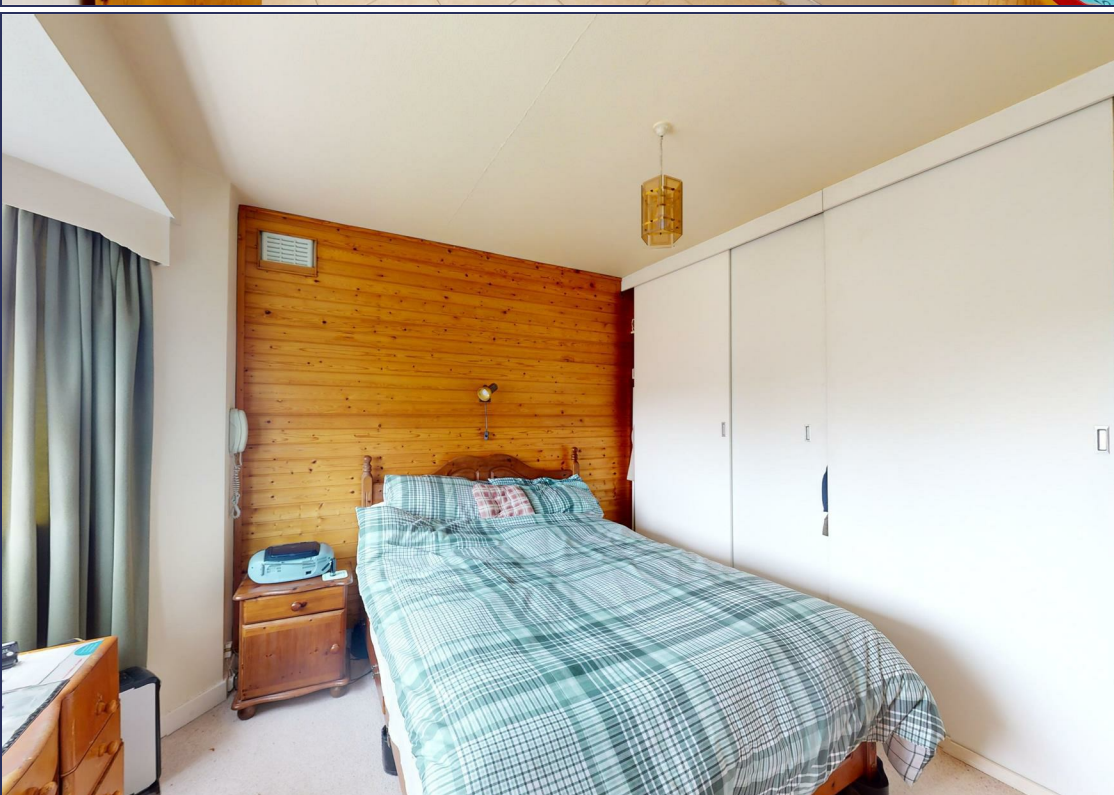
Applicants whom wish to make a bid are advised to do so by a deadline of Friday 26th July 2024 at 5pm. We will accept all formal bids in writing with proof of funding, solicitors details and ID verification prior to this date. Should you be sold or in a chain we will need the details of the selling agent for verification and ask that they contact us directly with this information. The vendors are required to obtain the best possible price so the property will remain available on the market for this period time and then all offers will be considered.

### Viewings

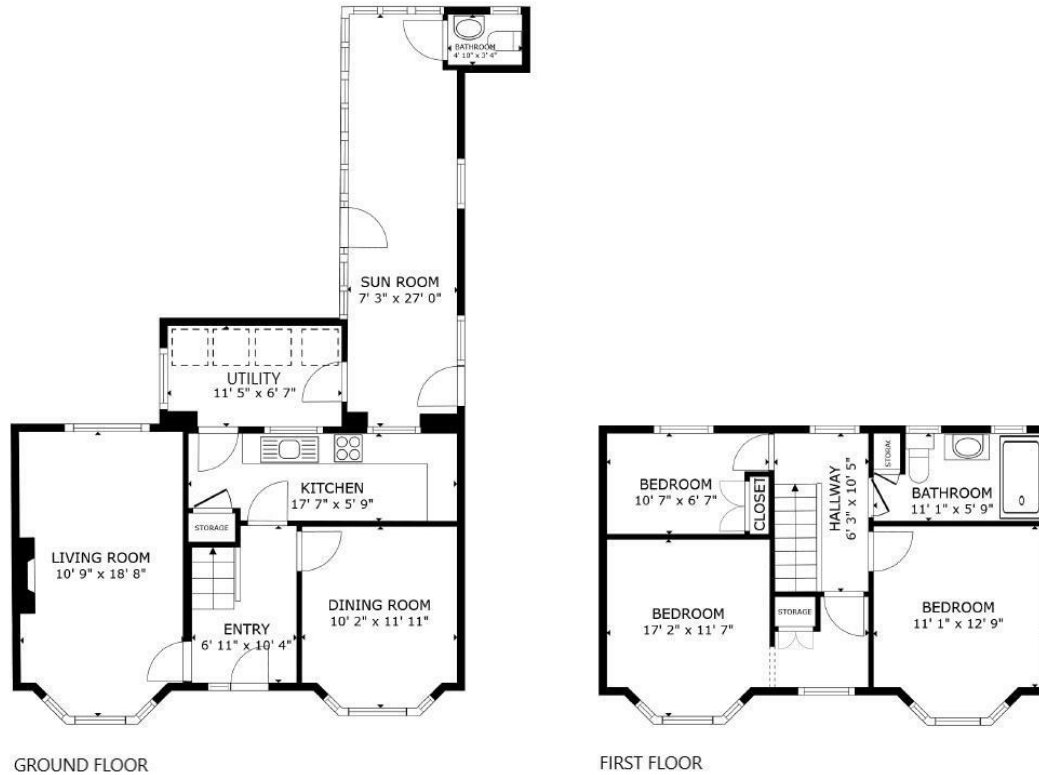
Viewings by appointment only through the sole selling agents Harris & Birt.

### Directions

From our offices at 359 Caerphilly Road, Cardiff, continue on Caerphilly Road for a mile and then turn left onto Heol Llanishen Fach. After half a mile turn right onto Heol Uchaf, continue on this road until it filters onto Brynteg and then take the first right. Number 5 is on your left hand side with a Harris & Birt board outside.







GROSS INTERNAL AREA  
 FLOOR 1 787 sq.ft. FLOOR 2 498 sq.ft.  
 TOTAL : 1,285 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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>69</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>46</b>

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

