



Ardwyn, Pantmawr, Rhiwbina Cardiff CF14 7HE

welcome to

Ardwyn, Pantmawr, Rhiwbina Cardiff

This Chain Free Exceptional Family Home is well presented throughout and full of characterful features. This wonderful property is sure to impress! We are delighted to offer for sale this unique semi-detached house, with a wealth of internal accommodation and an enviable plot.



Entrance Hall

Via obscure double glazed front door, radiator, parquet flooring, under stair storage cupboard, doors to all rooms and stairs to first floor

Cloakroom - W/c

Comprising low level w/c and wash basin, window to side aspect

Reception Area One

14' 1" widest x 12' 5" widest (4.29m widest x 3.78m widest)

Double glazed window to front aspect, radiator, woodburning stove, carpeted with parquet flooring underneath, open to reception area two

Reception Area Two

11' 7" widest x 11' 3" widest (3.53m widest x 3.43m widest)

Double glazed doors to rear aspect, radiator, carpeted with parquet flooring underneath, open to reception area one

Kitchen/breakfast Room

16' 3" widest x 8' 5" widest (4.95m widest x 2.57m widest)

Range of wall and base units, work surfaces, breakfast bar, stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for appliances, oven and electric hob with cooker hood over, double glazed window to side aspect, radiator

First Floor Landing

Stairs from ground floor, loft access, obscure double glazed window to side aspect, doors to all rooms

Bedroom One

11' 5" widest x 10' 3" widest (3.48m widest x 3.12m widest)

Two double glazed windows to front aspect, radiator, built in wardrobes

Bedroom Two

11' 8" widest x 11' 4" widest (3.56m widest x 3.45m widest)

Double glazed window to rear aspect, radiator, built in cupboards with gas boiler

Bedroom Three

7' widest x 6' 9" widest (2.13m widest x 2.06m widest)

Double glazed window to front aspect, radiator

Bathroom

Four piece suite comprising; Shower cubicle, 'hot tub' style bath, vanity wash unit, low level w.c. Tiled with radiator and obscure double glazed windows to rear and side aspect

Front Garden/driveway

Laid partly to lawn with mature trees and shrubbery, enclosed by boundary walls, side access to rear garden, paved driveway accessed via dropped kerb with space for multiple vehicles

Rear Garden

Laid partly to lawn, paved seating area, flower beds, side access to front garden/driveway, enclosed by boundary walls and fences



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Ardwyn, Pantmawr, Rhiwbina Cardiff

- CHAIN FREE!
- Light And Airy Open Plan Reception Areas With Woodburning Stove
- Kitchen/Breakfast Room With Ample Storage And Some Fitted Appliances
- Mature Front And Rear Gardens Laid Partly To Lawn, Paved Driveway With Space For Multiple Vehicles
- Coveted Location, Easy Access To Local Schools And Transport Links Including A470/M4 And Whitchurch Railway Station

Tenure: Freehold EPC Rating: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC107709 - 0025

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