



Rheidol Close, CARDIFF CF14 0NQ

welcome to

Rheidol Close, CARDIFF

Charming modern detached residence in sought-after Llanishen, this well presented home offers a brilliant and versatile layout, perfect for modern family living. The property boasts spacious reception rooms, providing ample space for a family.



Entrance Porch

Upvc door , wood effect flooring, coat hanger, wooden glazed door to entrance hall

Reception Hall

Wooden effect flooring, radiator & cover, door to utility room, cloakroom, living room and sitting room

Dining Room

12' 6" x 10' 5" (3.81m x 3.17m)

Wood block flooring, coved ceiling, radiator & cover, arch to family room, stairs to first floor.

Family Room

12' 1" x 7' 3" (3.68m x 2.21m)

Double glazed patio door to the rear garden, coved ceiling, TV point, radiator and cover .

Lounge

19' x 11' 8" (5.79m x 3.56m)

Coved ceiling, wood paneling, wood block flooring, wood burner, double glazed window to front and back with colonial style shutters, radiator and cover

Kitchen Breakfast Room

20' 3" x 7' 5" (6.17m x 2.26m)

Fitted with wall and base units, ceramic tile flooring, space for range cooker, extractor hood, one and a half sink & drainer, tile splash back, plumbing for dishwasher, space for fridge freezer double glazed patio door to rear garden, door to snug room, double glazed window to side with colonial style shutters, inset lights.

Snug Room

11' 11" x 7' 5" (3.63m x 2.26m)

Double glazed window to front and side with colonial style shutters, wall paneling, radiator & cover .

Utility Room

6' 3" x 7' 5" (1.91m x 2.26m)

Wall and base units, ceramic flooring, sink and drainer, plumbing for washing machine and tumble dryer , double glazed window to front with colonial style shutters

Cloakroom

Wc, wash hand basin with vanity, heated towel rail, obscured double glazed window to front with colonial style shutters.

Landing

Double glazed window to front with colonial style shutters, , built-in storage cupboard with housing boiler, access to loft with pull down ladder(The loft has been insulated and offer great storage)

Bedroom One

12' 9" Max x 11' 7" Max (3.89m Max x 3.53m Max)

Double glazed window to rear with colonial style shutters, range of wardrobes, TV point and radiator

Bedroom Two

11' 4" x 6' 7" (3.45m x 2.01m)

Double glazed window to side with shutter, radiator.

Bedroom Three

12' 3" x 7' 5" (3.73m x 2.26m)

Double glazed to rear with colonial shutter to rear, radiator

Bedroom Four

7' 4" x 8' 8" (2.24m x 2.64m)

Double glazed window to front with colonial style shutter, shelvings, radiator.

Bathroom

7' 1" x 7' 6" (2.16m x 2.29m)

Free standing bathroom, shower cubicle, wall mounted smart mirror TV, wash hand basin with vanity cabinet, fully tiled, heated towel rail.

Front Garden

Off road parking, paved court yard, partially enclosed with hedging, laid to lawn, path to front door..

Rear Garden

Laid to lawn, flower borders, selection of shrubs, fruits trees and climbers, garden shed with power and light, additional sitting area, two paved patios.



view this property online allenandharris.co.uk/Property/WTC108707



welcome to

Rheidol Close, CARDIFF

- Deceptively spacious four bedroom 1743.75 Sq ft detached property
- Two spacious reception rooms, kitchen and breakfast room
- Additional reception home office /snug room
- Driveway and front and rear gardens
- Close proximity to the reservoir and the lakes

Tenure: Freehold EPC Rating: C

£675,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC108707



Property Ref:
WTC108707 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk