

# Rheidol Close, CARDIFF CF14 0NQ



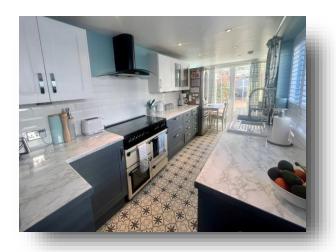
# welcome to

# **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" (  $3.68m \times 2.21m$  ) 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 gazed winnow to to front and back with colonial style shutters, radiator and cover

#### **Kitchen Breakast 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 an 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 gazed 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" (  $2.24m \times 2.64m$  ) Double glazed window to front with colonial style shutter, shelvings, radiator.

#### Bathroom

7' 1" x 7' 6" ( $2.16m \times 2.29m$ ) 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 paved patios.





### welcome to

# **Rheidol Close, CARDIFF**

- Deceptively spacious four bedroom 1743.75 Sq ft • detached property
- Two spacious reception rooms, kitchen and breakfast ٠ room
- Additional reception home office /snug room ٠
- Driveway and front and rear gardens
- Close proximity to the reservoir and the lakes

Tenure: Freehold EPC Rating: C

# £675,000





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Please note the marker reflects the postcode not the actual property

The Property

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