



33 Lon Isa, Rhiwbina, Cardiff

£650,000



Key Features

- Impressive Open Plan
Kitchen/Dining/Family Room
- 2 Further Receptions
- Downstairs W/C
- 4 Bedrooms
- Landscaped Rear Gardens
- Immaculately Presented
Throughout





Nestled in the heart of the much-loved and historic Rhiwbina Garden Village, 33 Lon Isa is a truly enchanting Grade II listed home that blends timeless character with thoughtful modern living. This beautifully extended semi-detached residence captures the very soul of village life, offering charm, comfort, and a seamless connection to the vibrant community just beyond its door. Whether you're a growing family seeking a place to put down roots or a downsizer looking for a forever home where everything is within easy reach, this exceptional property delivers a lifestyle filled with warmth, ease and beauty.

As you approach this handsome home, the classic garden village architecture instantly sets the tone. The tree-lined street is peaceful and welcoming, a place where neighbours stop to chat and the pace of life slows just a little.

Step inside and you're greeted by an elegant hallway, where light dances across the ceramic tiled flooring and a sense of heritage embraces you. Straight ahead, the main lounge exudes period charm. The rich tones of the exposed wood floor continue underfoot, while a period-style feature fireplace anchors the room and invites quiet evenings with a

book or lively conversations with friends. Exposed beams above add another layer of historic texture, reminding you that this home has stood the test of time and only grown more beautiful with age.

The second reception room, currently a cheerful playroom, offers great versatility. Its slightly more intimate proportions would lend themselves beautifully to a snug, reading room or a private home office tucked away from the hum of daily life. It's a home that adapts effortlessly to the changing needs of its owners, offering flexibility without compromise.

But it is the ground floor extension to the rear that truly redefines the way you live. Walk through and you enter a breathtaking open-plan kitchen, dining and family room, a space that lifts the spirit and invites connection. This is the heart of the home, where everyday moments are celebrated and memories are made. With soaring Velux windows above and two sets of elegant French doors opening to the garden, the entire space is bathed in natural light from dawn until dusk.

The kitchen itself is a masterclass in contemporary design, with a beautiful blend of pale and dark grey cabinetry providing ample storage.





High-end integrated appliances are seamlessly tucked away, including two ovens, a wine chiller, and a dishwasher, while a sleek island takes centre stage, crowned with a mixed-fuel induction hob and stylish extractor above. An enclosed large kitchen larder is neatly integrated within the tall double cupboard, offering even more storage for all your culinary essentials. This is a kitchen made for entertaining, for cooking feasts with family, and for sipping a morning coffee in the stillness before the day begins.

The open-plan space flows naturally into a generous dining area, the setting for Sunday lunches and celebration dinners. The adjacent living area, equally bright and welcoming, is the perfect spot to unwind with friends and a glass of wine while dinner simmers in the background. Both sets of French doors invite you to blur the lines between inside and out, stepping effortlessly onto the sun drenched patio and into the tranquil garden beyond.

Before heading upstairs, you'll find a convenient ground floor WC with plumbing for a washing machine, neatly tucked away yet easily accessible. Upstairs, the sense of care and quality continues. Soft, plush carpets lead you to four thoughtfully appointed bedrooms,



each one decorated with understated elegance and attention to detail.

The main bedroom offers a calming retreat, complete with crisp decor and built-in wardrobes, ideal for keeping everything in its place. The second bedroom, another spacious double, retains its period charm with an original cast iron fireplace that adds warmth and nostalgia. Two further bedrooms, equally well presented, provide perfect spaces for children, guests, or an additional home office. Each room feels fresh, serene and ready to move into.

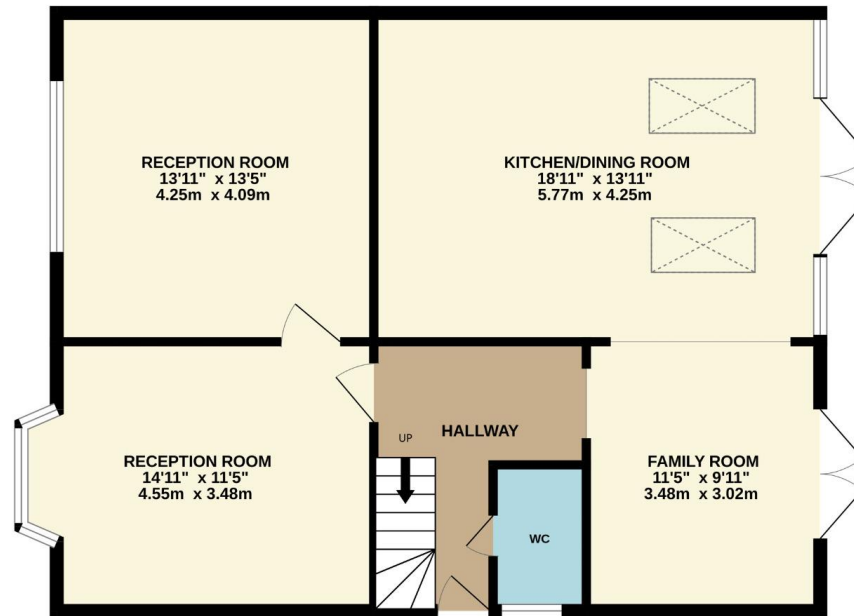
The family bathroom brings a touch of modern luxury, with a contemporary suite including a panel bath with shower over, vanity wash hand basin, low level WC, and stylish black fixtures that add a bold, boutique touch.

Step outside and the garden becomes an extension of your living space. A wide paved patio stretches across the back of the house, perfect for outdoor dining or relaxed weekend breakfasts. Beyond, a neat lawn and tiered railway sleeper beds filled with seasonal planting and splashes of colour, while a raised decked seating area offers the perfect shady nook to curl up with a book under the leaves of a mature tree. A garden shed keeps tools and toys tucked away, and a side gate

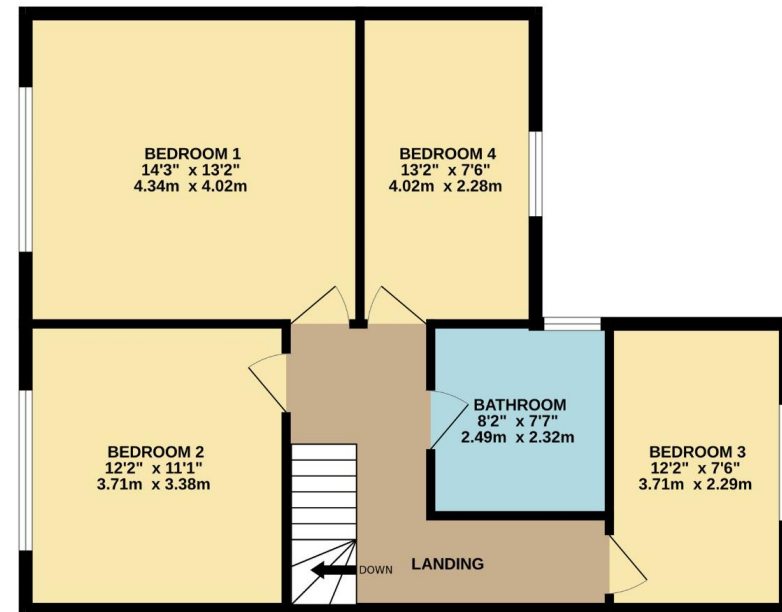




GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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