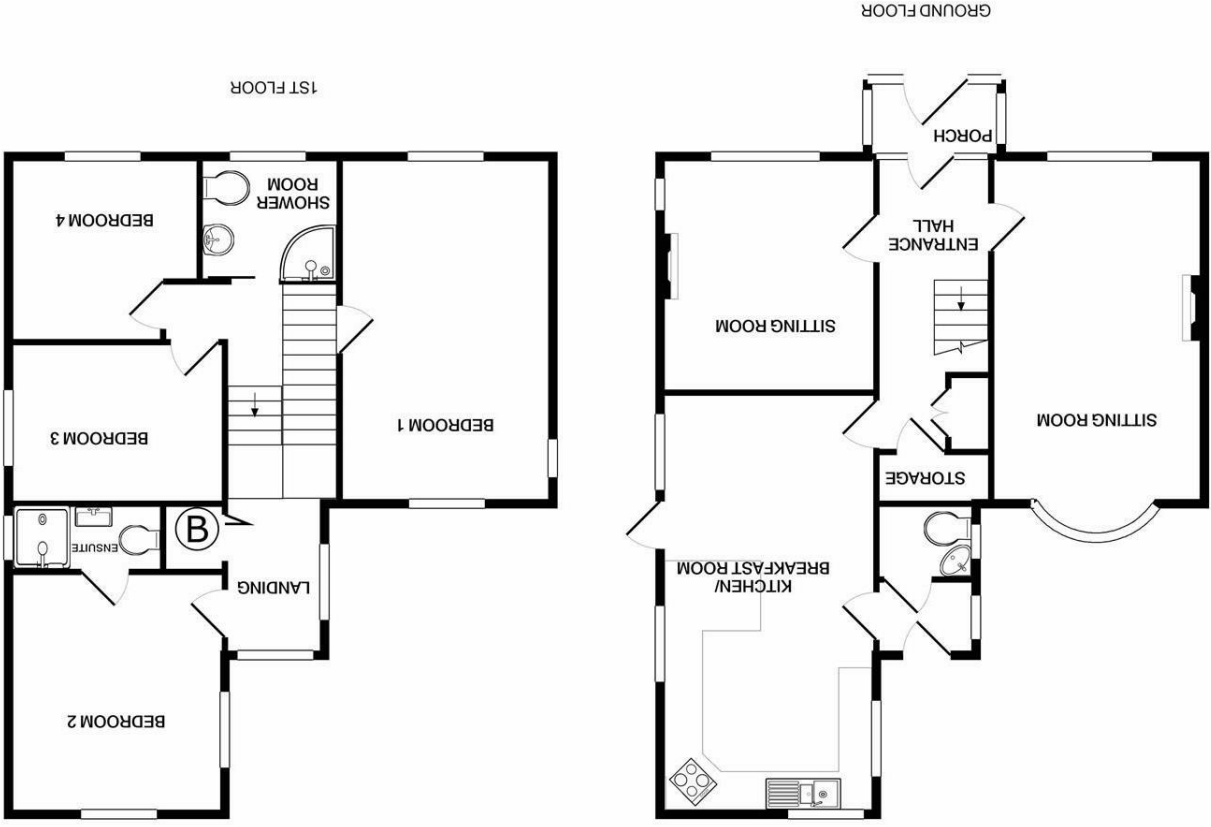


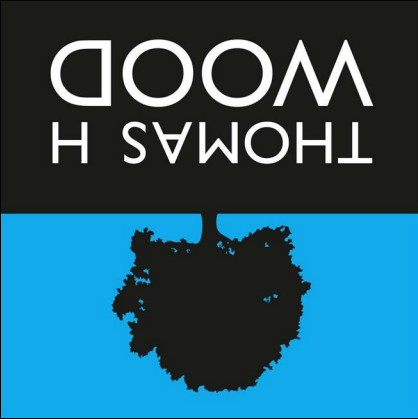
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (138.0 SQ.M.)



Energy Efficiency Rating	
Current	Potential
57	77

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G



CONTACT

EMAIL

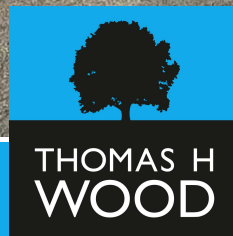
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



139 Pantmawr Road,
Rhiwbina, Cardiff
CF14 6US

Or Nearest Offer £629,500
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1485.00 sq ft

Current EPC Rating - D57

Potential EPC Rating - C77

A striking four bedroom, detached family home situated in this most sought after area of Rhiwbina. Ideally located on Pantmawr Road and adjacent to the fourth fairway of Whitchurch Golf Club. Just a short walk to the bustling village of Rhiwbina with its many shops and amenities and within walking distance to the highly regarded primary and secondary schools. The property has benefited from an extension to the rear that has created an open plan kitchen/breakfast room and fourth bedroom with ensuite to the first floor. There is off road parking for multiple vehicles, as well as a single garage. The generous sized gardens have been very well maintained over the years and boast a superb selection of mature shrubs and plants. The accommodation briefly comprises an external porch, entrance hall, sitting room, living room, kitchen/breakfast room, lobby, downstairs WC, landing, four bedrooms, one with ensuite shower room and family bathroom.

PORCH

Via single glazed hardwood front door. Single glazed windows to side.

ENTRANCE HALL

Via single glazed inner door. Papered walls, plate display shelf, coving, papered ceiling and wood floor. Understairs storage cupboards. Phone point. Single radiator panel with TRV. Stairs to first floor.

SITTING ROOM

5.49 x 3.34 max (18'0" x 10'11" max)

Papered walls, picture rail, coving, textured ceiling and wood floor. Double glazed windows to rear bay, secondary glazed windows to front. Modern cast iron mantelpiece with electric fire. TV point.

LIVING ROOM

3.36 x 3.62 max (11'0" x 11'11" max)

Papered walls, picture rail, coving, papered ceiling. White mantelpiece with electric fire and wood floor. Secondary glazing to front and side. TV point. Double radiator panel with TRV.

KITCHEN/BREAKFAST ROOM

6.67 x 3.38 max (21'11" x 11'1" max)

Cream coloured units with wooden trim, wood effect worksurface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Halogen hob, extractor fan over and single electric oven. Space for fridge, freezer and washing machine. TV point. Three double glazed windows to sides, double glazed window to rear. Papered walls, papered ceiling, vinyl flooring. Door to side. Double radiator panel with TRV.

LOBBY

Double glazed window to side, door to rear.

WC

White suite comprising a low level WC, wall hung basin with chrome taps. Double glazed uPVC window to side. Tiled walls, papered ceiling, recessed lighting, vinyl flooring. Single radiator panel with TRV.

LANDING

Alarm controls. Access to loft area. Single radiator panel with TRV, room thermostat. Double glazed windows to side and rear. Cupboard containing Valliant combi boiler.

BEDROOM 1

5.52 x 3.35 max (18'1" x 11'0" max)

Papered walls and ceiling. Double glazed uPVC windows to front, side and rear. Two single radiator panels with TRVs.

BEDROOM 2

3.68 x 3.36 max (12'1" x 11'0" max)

Papered walls, coving, painted ceiling. Double glazed windows to side and rear. Double radiator panel with TRV.

ENSUITE SHOWER ROOM

2.39 x 0.83 max (7'10" x 2'9" max)

Pink suite comprising a wall hung basin with white taps, low level WC, shower cubicle with electric shower. Double glazed window to side. Tiled walls and floor.

BEDROOM 3

3.35 x 2.49 max (11'0" x 8'2" max)

Papered walls and ceiling. Double glazed window to side. Single radiator panel with TRV.

BEDROOM 4

2.93 x 2.91 max (9'7" x 9'7" max)

Papered walls, picture rail, papered ceiling. Double glazed window to front. Double radiator panel with TRV.

SHOWER ROOM

2.10 x 1.84 max (6'11" x 6'0" max)

Modern white suite comprising a pedestal basin with chrome mixer tap, low level WC, shower cubicle with chrome mixer shower and sliding door. Single glazed window to front. Painted walls and ceiling, vinyl flooring. Chrome heated towel rail.

OUTSIDE

FRONT

Driveway with off road parking for multiple vehicles, leading to a single garage with up and over door, power and light. Well maintained garden with mature shrubs and trees. Access to rear.

REAR

Paved patio area, two large lawns. Mature shrubs and trees. Side entrance to garage. External tap. Timber potting shed. Timber fencing and hedges to perimeter.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

EPC Energy Rating D

Energy Rating D



