



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

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136 Wenallt Road,  
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Asking Price £630,000  
House - Detached  
4 Bedrooms

Tenure - Freehold

Floor Area - 2137.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - C74

A substantial and beautifully presented four bed detached family home situated in the popular and vibrant village of Rhiwbina. This spacious home has been very well maintained by the current owners and offers spacious accommodation throughout. Ideally located to the village and within catchment of the highly regarded primary and secondary schools and easy access to the A470 and M4. The property briefly comprises, entrance hall, three reception rooms, open plan kitchen/diner, utility room and WC. To the first floor there are four double bedrooms with master bedroom ensuite and dressing room plus family bathroom, balcony and large gardens to front and rear.

#### ENTRANCE HALL

A welcoming entrance hallway with slate tiled flooring, smooth ceiling with coving, PVC front door with obscure glass pane, wood frame obscure glass window to front, radiator with stylish cover, single light fixture, carpeted stairs to first floor, doors to all rooms.

#### SITTING ROOM

3.60 x 6.01 (11'10" x 19'9")

A light and airy dual aspect sitting room with PVC window to front aspect, PVC window to rear aspect, feature fireplace with stone base, surround and mantle, radiator, two light fixtures, two wall mounted light fixtures, radiator, carpet.

#### LOUNGE

3.14 x 3.09 (10'4" x 10'2")

An excellent second reception room overlooking the rear garden. with carpet, coving, PVC door with glass pane to rear garden, PVC casement window to rear aspect, radiator, single light pendant.

#### WC

0.90 x 1.65 (2'11" x 5'5")

Slate tiled floor, coving, tiled walls, wood frame obscure glass window to front, wall mounted hand wash basin with mixer tap, wc, ladder style heated towel rail, single light fixture.

#### OPEN PLAN KITCHEN/DINER

6.85 x 3.80 (22'6" x 12'6")

With a range of wall and base units and contrasting worktops over. Slate tiled flooring, coving, part tiled walls, PVC window to rear aspect, integrated dishwasher, inset oven and four ring gas hob with stainless steel splash back and stainless steel chimney style extractor fan over, inset stainless steel sink and draining board, two light fixtures. Ample space for kitchen table, further, PVC window to side aspect, airing cupboard housing boiler, radiator, two light fixtures. Opening to;

#### FAMILY ROOM

4.22 x 3.60 (13'10" x 11'10")

The heart of the home overlooking the front aspect of the property with carpet, coving, PVC window to front aspect, PVC window to side aspect, fitted entertainment unit with cupboards housing fuse box and meters, radiator, single light pendant.

#### UTILITY ROOM

2.36 x 2.21 (7'9" x 7'3")

A valuable space with slate tiled flooring, PVC door with obscure glass pane to rear garden, PVC window to rear aspect, PVC obscure glass window to side, space and plumbing for white goods and utilities, chrome towel rail, single light fixture.

#### FIRST FLOOR LANDING

Carpet, coving, PVC window to front aspect, radiator, single wall mounted light fixture, loft hatch access, doors to first floor rooms.

#### BEDROOM 1 EN SUITE & DRESSING ROOM

4.65 x 3.23 (15'3" x 10'7")

A good size master bedroom with carpet, coving, PVC window to rear aspect, radiator, single light pendant, open to dressing area.

#### DRESSING ROOM

2.20 x 1.55 (7'3" x 5'1")

Carpet, fitted wardrobes and drawer units in wood effect, single light pendant.

#### EN SUITE SHOWER ROOM

2.18 x 1.67 (7'2" x 5'6")

Tiled floor, coving, tiled walls, PVC obscure glass window to rear, hand wash basin inset to vanity unit, wc inset to vanity unit, walk in shower unit with glass screen, ladder style heated towel rail, single light fixture.

#### BEDROOM 2

2.57 x 5.60 (8'5" x 18'4")

Carpet, coving, PVC door with glass pane and PVC casement windows to balcony, PVC window to rear aspect, two radiators one with stylish cover, single light pendant, loft hatch access. Balcony (5.03m x 1.97m) offering lovely views of the gardens

#### BEDROOM 3

3.72 x 3.33 (12'2" x 10'11")

Carpet, coving, PVC window to rear aspect, radiator, single light pendant.

#### BEDROOM 4

3.60 x 2.71 (11'10" x 8'11")

Carpet, coving, PVC window to front aspect, radiator, single light pendant.

#### BATHROOM

3.49 x 1.23 (11'5" x 4'0")

Tile floor, tiled walls, PVC obscure glass window to front, hand wash basin inset to vanity unit, wc, bath with wall mounted shower head, wall mounted mirrored unit, ladder style heated towel rail, single light fixture.

#### OUTBUILDING

Outbuilding with power and covered sitting area to side.

#### OUTSIDE

Front Garden

A generous driveway with ample parking. Gated side access to rear garden, Pathway to front entrance and outbuilding/sitting area. A good size front lawn with mature shrub boundary, wooden and walled boundaries.

Rear Garden

Paved patio terrace with paved steps to lower paved area and lower lawn, lawn with stone wall and bordered sitting area with chippings and steps, outbuilding storage, wood fence boundaries.

#### 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



