

60 Rhydypenau Road,
Cyncoed, Cardiff
CF23 6PU

Guide Price £650,000
Bungalow - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1722.00 sq ft

Current EPC Rating - C69

Potential EPC Rating - C79

A beautifully presented and fully refurbished, four/five bedroom detached family home, situated on Rhydypenau Road in Cyncoed. The current owners have transformed the property over their nine-year ownership to create a modern and beautifully appointed home whilst ensuring the original features remain at the heart of this impressive home. Improvements include a superb loft conversion with three additional bedrooms and a family bathroom, plus a stunning, open plan kitchen, breakfast room with under floor heating and bifolding doors, along with a utility room and WC. This deceptively spacious and versatile family home has three spacious reception rooms that could revert to bedrooms, as per the original layout, if desired. The property is presented for sale in immaculate order throughout and briefly comprises; entrance hallway, lounge, playroom/bedroom, dining room/bedroom, kitchen, and breakfast room diner, plus utility room and WC. To the first floor, there are three double bedrooms, a nursery off the master bedroom and a family bathroom. There is a generous driveway with space for multiple cars and a private rear garden that overlooks the parkland and Nant-Fawr woods. Situated in the catchment area for Rhydypenau Primary and Cardiff High School. Roath Park Lake and the local shops at Rhydypenau Crossroads are a short walk away. Viewings are strongly recommended to appreciate this exceptional family home.

ENTRANCE HALLWAY

Via hardwood front door with glazed inserts to a spacious entrance hallway. With karndeian flooring with painted walls and smooth ceiling with coving. Traditional radiator with TRV. Doors to all rooms, under stair cupboard and stairs to the first floor.

LOUNGE

4.73m x 4.48m (15'6" x 14'8")

(into bay) a generous reception room overlooking the front aspect of the property with carpeted floor, painted walls with picture rail and smooth ceiling with coving. Feature fireplace with slate hearth and surround. UPVC windows to front and side aspect and radiator with TRV.

PLAYROOM/BEDROOM

3.32m x 4.22m (10'10" x 13'10")

Overlooking the front aspect of the property with carpeted floor, painted walls, picture rail and smooth ceiling with coving. UPVC window and radiator with TRV. Previously used as a bedroom.

DINING ROOM/BEDROOM

3.42m x 3.47m (11'2" x 11'4")

Overlooking the rear garden with karndeian flooring, painted walls with picture rail and smooth ceiling with coving. UPVC French doors to decking area. Traditional radiator with TRV. Previously used as a bedroom.

KITCHEN/BREAKFAST ROOM

3.65m x 9.32m (11'11" x 30'6")

A modern and beautifully appointed open plan kitchen with a range of wall and base units and contrasting oak work surfaces over. Neff appliances to include, induction hob, extractor over, electric oven and microwave oven. Integrated dishwasher and space for American size fridge freezer. Tiled floor with underfloor heating and independent controls. A bright and social kitchen with ample space for dining table and chairs and sofas. Bifolding doors opening onto the deck area. UPVC window to side aspect. Door to;

UTILITY ROOM

2.14m x 2.18m (7'0" x 7'1")

Valuable space with stainless steel inset sink with chrome tap. Space and plumbing for washing machine. Wall and base units with contrasting work surfaces over. Lino flooring, painted walls. UPVC window to rear.

W.C.

0.90m x 1.25m (2'11" x 4'1")

with low level WC, painted walls, and lino flooring.

STAIRS TO FIRST FLOOR LANDING

A spacious landing with carpeted floor, painted walls, smooth ceiling with spotlights. Recessed space for a study that currently houses a desk and chair. Radiator with TRV. Doors to all rooms.

MASTER BEDROOM

3.54m x 4.35m (11'7" x 14'3")

(max) with carpeted floor, painted walls and fitted wardrobes. UPVC windows to rear and side aspect, radiator with TRV and door to;

NURSERY/EN-SUITE

2.45m x 2.33m (8'0" x 7'7")

(max) with plumbing for en-suite shower room and WC. Currently being used as a nursery with carpeted floor, painted walls, UPVC window and radiator with TRV.

BEDROOM

3.35m x 3.16m (10'11" x 10'4")

carpeted floor, painted walls and fitted wardrobes. UPVC windows to rear aspect and radiator with TRV.

BEDROOM

3.14m x 3.18m (10'3" x 10'5")

Carpeted floor, painted walls and fitted wardrobes. UPVC windows to front aspect and radiator with TRV.

BATHROOM

2.42m x 2.24m (7'11" x 7'4")

Modern three-piece bathroom with low level WC, wash hand basin vanity unit, panelled bath with chrome shower over and glazed shower screen. Towel radiator, cushioned floor, tiled and painted walls and obscure UPVC to front aspect.

OUTSIDE

FRONT

A substantial driveway with multiple car parking. spaces. Access to front door. A large front to back to shed provides excellent storage and access to the rear garden.

REAR

A private rear garden with access to the Nant-Fawr parkland and woods. Raised decking area accessed from the kitchen and dining room. Laid lawn and timber perimeter fencing.

TENURE

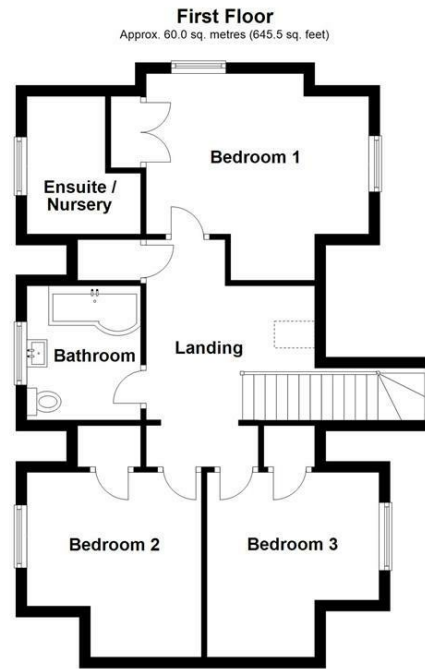
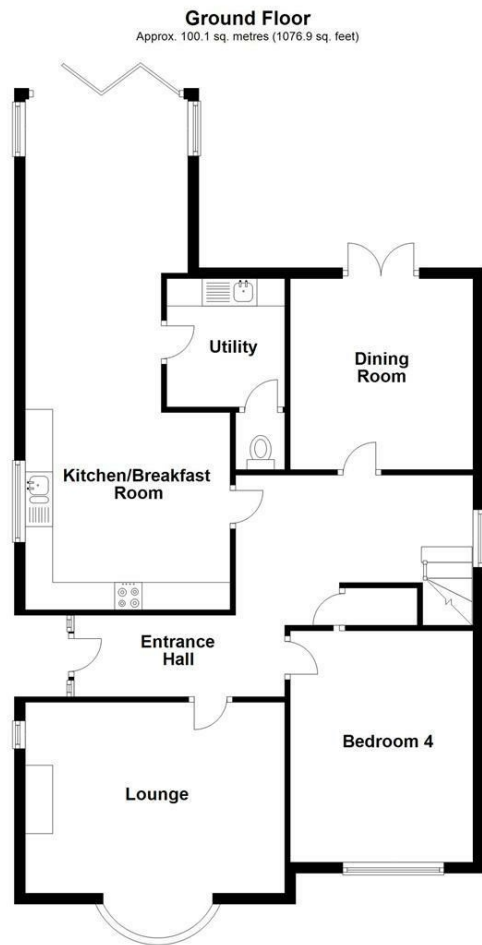
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

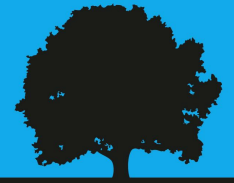
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Total area: approx. 160.0 sq. metres (1722.4 sq. feet)



**THOMAS H
WOOD**

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	