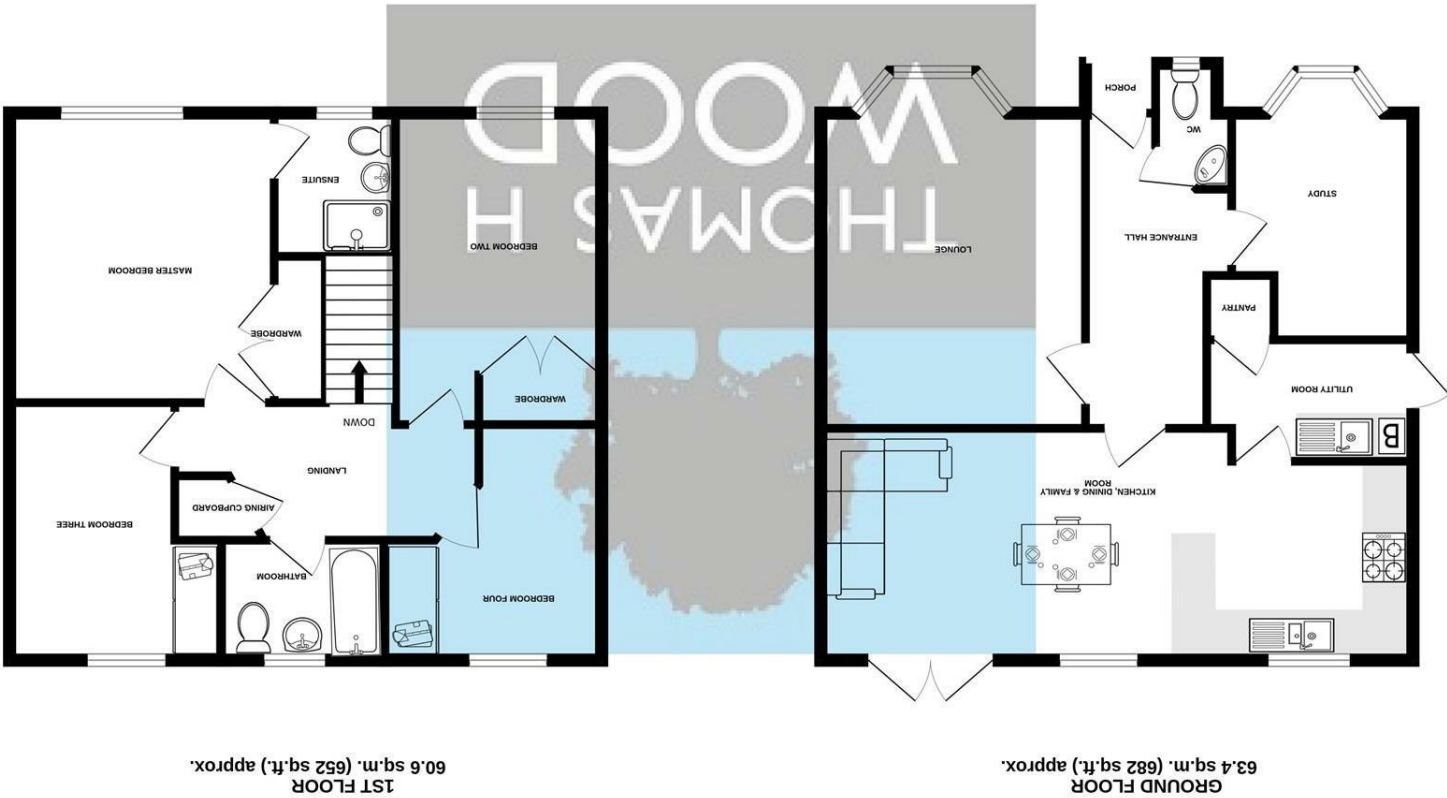


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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TOTAL FLOOR AREA : 124.0 sq.m. (1335 sq.ft.) approx.



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
Current	67
Potential	80

Energy Efficiency Rating

www.thomashwood.com

WEBSITE

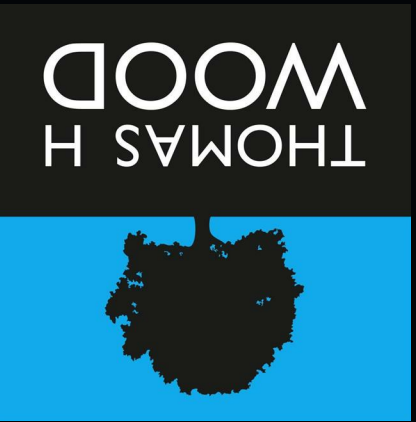
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





18 Coed Y Wenallt,
Rhiwbina, Cardiff
CF14 6TN

£580,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1335.00 sq ft

Current EPC Rating - D67

Potential EPC Rating - C80

Thomas H Wood proudly presents this detached family residence, boasting four bedrooms and a delightful south-facing private garden offering breathtaking view spanning from Cardiff to the Somerset coastline. Situated within the sought-after catchment area of reputable Rhiwbina Primary schools and Whitchurch High School, this property presents an ideal setting for a growing family. Furthermore, the residence includes a sizeable adjacent plot, along with a double garage, driveway and electric car charger. This superb family home briefly comprises, entrance hallway, WC, study, lounge, utility room and open plan kitchen, diner and family room. To the first floor, there are four bedrooms with master ensuite and a family bathroom. Delightful side and rear gardens along with a double garage, complete this family home. Viewings are highly recommended. To be sold with no onward chain.

ENTRANCE

Via partially glazed front door to hallway. With wood floor, painted walls, smooth ceiling with coving and radiator panel. Doors to all rooms and stairs to first floor.

LOUNGE

3.50m x 5.06m (11'5" x 16'7")

Overlooking front aspect with wood floor, painted walls, smooth ceiling with coving and radiator panels. Inset, feature gas fire. Wall lights. UPVC bay window with fitted blinds.

OFFICE

2.49m x 3.77m (8'2" x 12'4")

Overlooking front aspect with wood floor, painted walls, smooth ceiling with coving and radiator panel. UPVC bay window with fitted blinds.

W. C.

1.04m x 1.46m (3'4" x 4'9")

Low level WC, wall mounted wash hand basin, chrome towel radiator and obscure UPVC window with fitted blind. Partially tiled walls and tiled floor.

KITCHEN

3.30m x 2.75m (10'9" x 9'0")

A traditional kitchen with a range of wall and base units with contrasting work surfaces and breakfast bar. Integrated appliances include gas hob and stainless steel extractor over, dishwasher, double and single ovens. Ceramic sink with chrome mixer tap. UPVC window to rear aspect, tiled splash backs and tiled floor. Open plan to;

FAMILY ROOM

5.04m x 3.19m (16'6" x 10'5")

Overlooking rear aspect with wood floor, painted walls, smooth ceiling with coving and spotlights. Radiator panels and UPVC window with fitted blind and French doors to the rear garden.

UTILITY ROOM

2.66m x 1.55m (8'8" x 5'1")

Space and plumbing for washing machine and tumble dryer. Stainless steel and tiled splash back. Wall mounted boiler and door to garden. Pantry style cupboard. Tiled floor, painted walls and smooth ceiling.

LANDING

Via carpeted staircase to landing. Loft access, airing cupboard and doors to all rooms.

BEDROOM ONE

3.68m x 4.04m (12'0" x 13'3")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes. UPVC window with fitted blind and radiator panel. Door to;

EN-SUITE

1.71m x 2.03m (5'7" x 6'7")

Double shower enclosure, chrome mixer shower, low level WC and pedestal wash hand. Obscure UPVC window, partially tiled walls, tiled floor and chrome towel radiator.

BEDROOM TWO

2.73m x 4.34m (8'11" x 14'2")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes. UPVC window with fitted blind and radiator panel.

BEDROOM THREE

2.88m x 3.57m (9'5" x 11'8")

Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind and radiator panel.

BEDROOM FOUR

2.99m x 3.28m (9'9" x 10'9")

(max) Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind and radiator panel.

BATHROOM

2.27m x 1.69m (7'5" x 5'6")

Three piece bathroom panelled bath and shower over. Wash hand basin with chrome tap and chrome towel radiator. Low level WC, obscure UPVC window, partially tiled walls and tiled floor.

OUTSIDE

FRONT

A welcoming frontage with mature trees, shrubs and plants. Pathway to main entrance and driveway to leading to double garage and side gate.

REAR

Raised decking area with views across Cardiff. Laid lawn area with mature hedgerow and shrubs. Gate to front. Pergola area leading to 'secret' garden with artificial grass and mature hedgerow. Timber fencing and gates enclose the gardens.

DOUBLE GARAGE

5.50m x 5.28m With up and over doors, lighting and power. Door to garden.

TENURE

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

COUNCIL TAX

Band G



