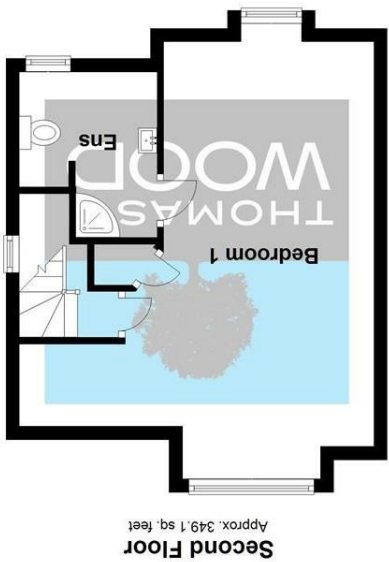
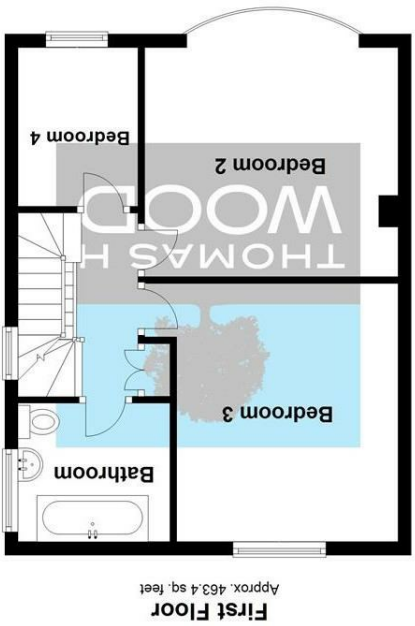
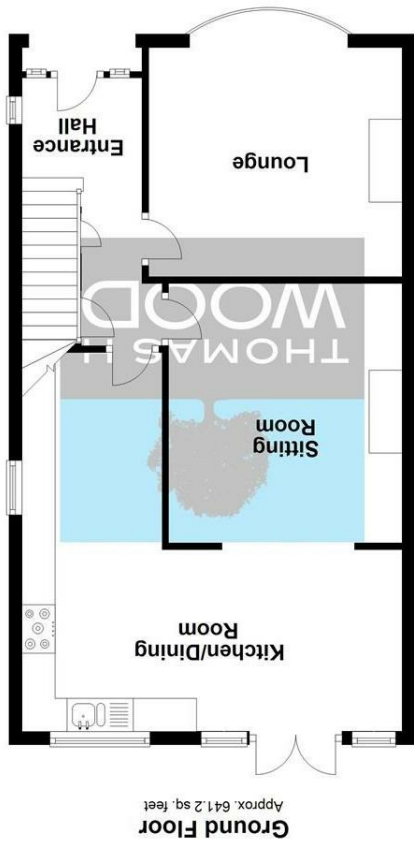


Total area: approx. 1453.7 sq. feet



Energy Efficiency Rating	
Current	Potential
74	81

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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38 Brynteg,  
Rhiwbina, Cardiff  
CF14 6TT

Asking Price £525,000  
House - Semi-Detached  
4 Bedrooms



Tenure - Freehold

Floor Area - 1453.70 sq ft

Current EPC Rating - C74

Potential EPC Rating - B81

A wonderful opportunity to purchase this 4 bedroom semi detached family home, ideally located on Brynteg in Rhiwbina. This bright and spacious property has been very well maintained by the current owners and is offered for sale in excellent order throughout. The generous rear garden has a superb views of the Wenallt and a delightful summerhouse. Within walking distance to Rhiwbina village, the excellent public transport links and the highly regarded schools. The property briefly comprises; entrance hallway, WC, lounge, sitting room and an open plan kitchen/diner. To the first floor, there are three good size bedrooms and a family bathroom. To the second floor, there is an impressive master bedroom and ensuite shower room. Viewings are highly recommended.

#### ENTRANCE HALLWAY

1.81m x 4.06m (5'11" x 13'3")

Wood block flooring, doors to all rooms and stairs rising to the first floor.

#### CLOAKROOM

0.78m x 1.47m (2'6" x 4'9")

Low level WC, wall mounted basin, WC, radiator, extractor fan and ceiling light.

#### LOUNGE

3.86m x 3.56m (12'7" x 11'8")

Overlooking the front aspect, with wood block flooring, UPVC bay window, feature open fire, radiator, fitted alcove shelving.

#### SITTING ROOM

3.89m x 3.53m (12'9" x 11'6")

Feature wood burning stove with mantle and hearth. Wood block flooring, painted walls and smooth ceiling with coving. Bespoke shelving and cupboards to the alcoves. Radiator and opening to;

#### DINING ROOM

2.68m x 3.00m (8'9" x 9'10")

Tiled floor, hardwood glazed roof and glazed doors to garden. Opening to;

#### KITCHEN

5.64m x 2.40m (18'6" x 7'10")

A modern kitchen with a range of base and wall units with contrasting surfaces. Space for range cooker and chimney extractor fan. Ceramic sink and drainer with chrome tap and splash back tiling. Integrated dish washer, fridge freezer and space and plumbing for washing machine. Cupboard housing Worcester combination boiler. UPVC window to side and rear aspect, ceramic tiled floor.

#### LANDING

Window to side aspect, pendant light fitting and fitted carpet.

#### BATHROOM

0.61m.1.83mm (2.06m)

Wall mounted basin, WC, large bath with side mounted taps, wall mounted shower with rainwater head, UPVC window, part tiled walls, towel radiator, vinyl flooring and cupboard.

#### BEDROOM ONE

3.96m x 3.07m (12'11" x 10'0")

Overlooking the front aspect with carpeted floor, painted walls, smooth ceiling and deep UPVC window and radiator.

#### BEDROOM TWO

3.91m x 3.66m (12'9" x 12'0")

A generous second bedroom overlooking the rear gardens and Wenallt. With carpeted floor, painted walls, smooth ceiling and deep UPVC window and radiator..

#### BEDROOM FOUR

2.36m x 1.96m (7'8" x 6'5")

Oak flooring, painted walls, smooth ceiling and deep UPVC window and radiator.

#### MASTER BEDROOM

7.21m x 2.9m (23'7" x 9'6")

A superb loft conversion with Velux "Cabrio" balcony system with stunning city and rural views. With oak flooring, painted walls, smooth ceiling and deep UPVC window and radiator. Fitted wardrobe and eaves storage. Door to en-suite.

#### EN-SUITE

2.64 x 2.21 (8'7" x 7'3")

Walk in shower, low level WC, wall mounted wash hand basin with splash back tiling and halogen lighting.

#### OUTSIDE

##### FRONT

A welcoming frontage with generous driveway to the front and side. Gate to rear garden and up and over door to the garage.

##### REAR

A generous rear garden with delightful garden room. Patio and lawn areas. Perimeter fencing and views across the Wenallt. Garage with power and lighting. Gate to driveway.

#### TENURE

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

#### COUNCIL TAX

Band F





