



www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT







67 Caer Wenallt,  
Rhiwbina, Cardiff  
CF14 7HQ

Asking Price £425,000  
House - Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1176.00 sq ft**

**Current EPC Rating - D67**

**Potential EPC Rating - B85**



An exciting opportunity to purchase this three-bedroom detached family residence, ideally located in Caer Wenallt. Within walking distance to Rhiwbina and Whitchurch villages, the Pantmawr Inn, the highly regarded, primary and secondary schools and excellent public transport links. The property has been very well maintained over the years and is offered for sale in excellent order throughout. Viewings are recommended to appreciate the spacious nature of the property and the potential to create an exceptional home. The property briefly comprises, entrance hallway, lounge, dining room, kitchen and WC to the ground floor. To the first floor, there are three excellent size bedrooms, with master bedroom dressing area and family bathroom.

#### **ENTRANCE HALLWAY**

Via UPVC door to hallway. With carpeted floor, papered walls and useful under stair cupboards. Doors to all rooms and stairs rising to the first floor.

#### **LOUNGE**

3.31m x 5.45m (10'10" x 17'10")

A generous principal reception room overlooking the front and rear aspect of the property. With carpeted floor, papered walls and papered ceiling. Feature fireplace, deep UPVC windows and doors and radiator panel.

#### **DINING ROOM**

3.02m x 3.27m (9'10" x 10'8")

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

#### **KITCHEN**

3.73m x 2.88m (12'2" x 9'5")

With a range of wall and base units with complimentary work surfaces over. Space for cooker, stainless steel sink and drainer. Plumbed for automatic washing machine. UPVC windows to side, rear and UPVC glazed door to the garden.

#### **WC**

1.35m x 1.26m (4'5" x 4'1")

with low level WC, wash hand basin and space for tumble dryer. UPVC window to the rear. Wall mounted Worcester boiler.

#### **LANDING**

Via carpeted staircase to spacious landing UPVC window to the front aspect. Doors to all rooms.

#### **BEDROOM ONE**

3.02m x 3.33m (9'10" x 10'11" )

Overlooking the front aspect with carpeted floor, papered walls and textured ceiling. UPVC window and radiator panel.

#### **BEDROOM TWO**

3.34m x 3.41m (10'11" x 11'2")

Overlooking the rear aspect with carpeted floor, papered walls and papered ceiling. UPVC window and radiator panel. Opening to;

#### **DRESSING ROOM**

3.34m x 1.52m (10'11" x 4'11" )

Overlooking the front aspect with carpeted floor, papered walls and textured ceiling. UPVC window and radiator panel.

#### **BEDROOM THREE**

3.00m x 2.87m (9'10" x 9'4")

Overlooking the rear aspect with carpeted floor, papered walls with picture rail and papered ceiling with coving. Fitted cupboard with Vaillant combination boiler, UPVC window and radiator panel.

#### **BATHROOM**

2.03m x 1.66m (6'7" x 5'5")

with panelled bath with shower over and wash hand basin and low-level WC. Laminated floor and tiled splash back areas. UPVC window and radiator panel.

#### **OUTSIDE**

##### **FRONT**

With off road parking to the front with the opportunity to extend the parking to the side. Brick built perimeters and gate to the rear garden.

##### **REAR**

A very generous rear garden with patio and decorative gravel area. Outhouse building and single, detached garage with power. Timber gate to to side and driveways. Steps leading to large laid lawn with mature plants, shrubs and trees. With large laid patio leading to lawn area. Shed to rear, brick-built boundaries. Further side patio with shed. Gate to the front.

#### **TENURE**

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

#### **COUNCIL TAX**

Band F



