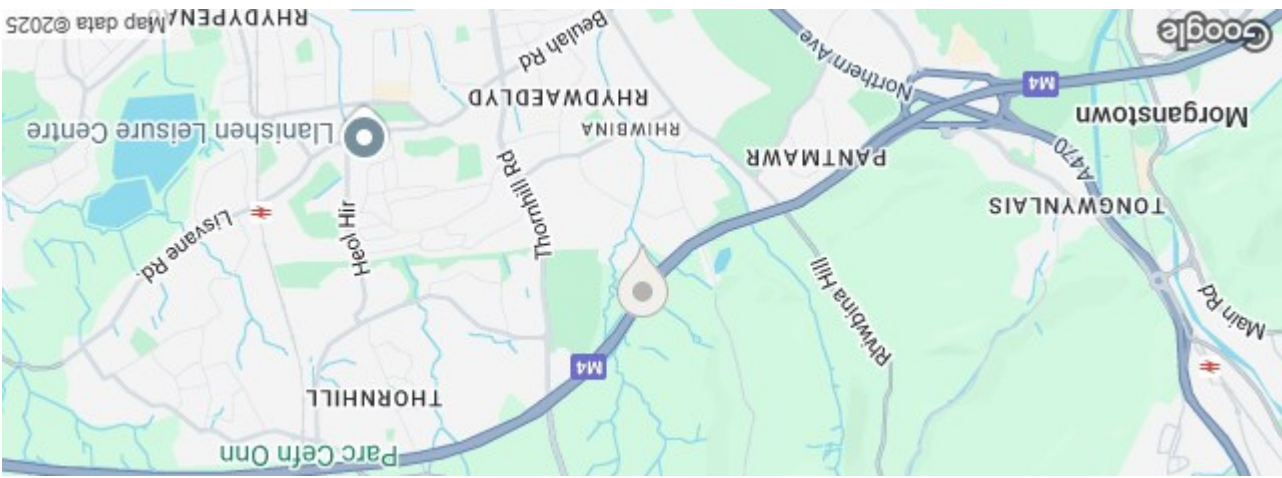
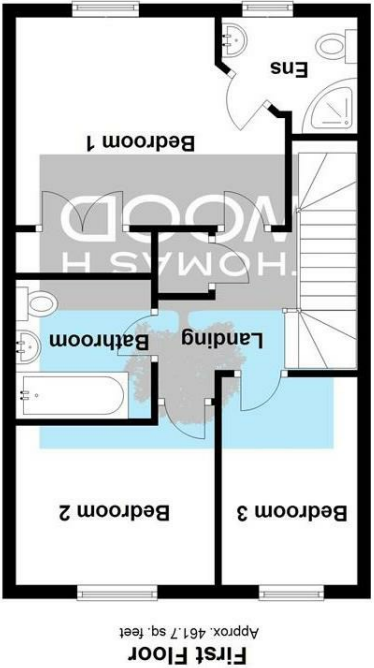
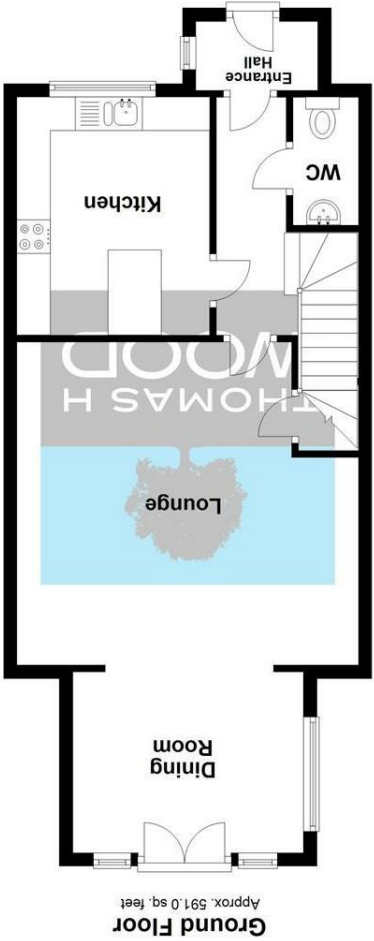




Total area: approx. 1052.7 sq. feet



CONTACT

EMAIL

sales@thomashwood.com

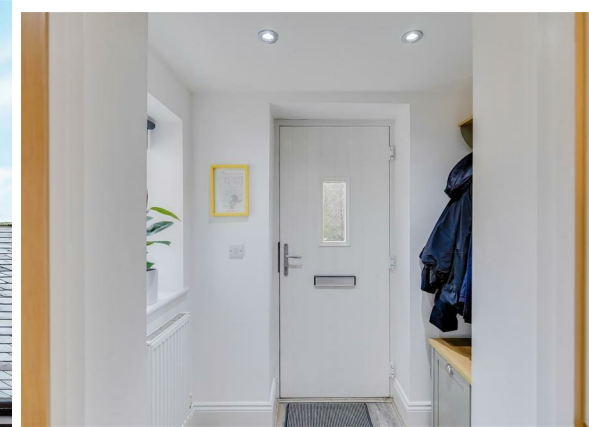
TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating	
Current	Potential
80	91
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	



121 Coed Y Wenallt,
Rhiwbina, Cardiff
CF14 6AZ

Asking Price £415,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1052.70 sq ft

Current EPC Rating - C80

Potential EPC Rating - B91



3



2



2



C

An exciting opportunity to purchase this stunning, three bedroom, semi-detached residence, located in Coed Y Wenallt in Rhiwbina. The property has been maintained to a very high standard by the current owners and is offered for sale in show home condition. This superb family home has been generously extended to the rear, has a modern kitchen, cloakroom and open plan lounge/dining area to the ground floor. To the first floor, there are 3 excellent size bedrooms, with master en-suite and family bathroom. Furthermore, the property benefits from off road parking and a detached garage and panoramic views of the protected Nant-Y-Briwnant woodland. Within walking distance Rhiwbina village and the highly regarded primary and secondary schools. Viewings are highly recommended.

HALLWAY

VIA composite door to hallway, with LED inset lighting, a radiator and laminate flooring. Stairs leading to the first floor, doors to all rooms.

WC

0.96m x 1.85m (3'1" x 6'0")

Featuring a pedestal wash hand basin, low-level WC, radiator, tiled walls and floors, and an extractor fan.

KITCHEN

2.84m x 3.50m (9'3" x 11'5")

A beautifully presented, well-sized kitchen with a range of base and wall units, plus a central breakfast island. It comes fully equipped with integrated appliances, including a dishwasher, washing machine, oven, gas hob, and fridge/freezer. The kitchen enjoys a pleasant outlook through UPVC double-glazed windows, with tiled splashbacks, stainless steel sink and mixer taps, laminate countertops, and a radiator.

LOUNGE

5.10m x 4.83m (16'8" x 15'10")

A generously sized reception room with laminate flooring, painted walls and smooth ceiling. Radiator, power points, TV point and large storage cupboard. The space is open-plan and leads to:

DINING ROOM

3.47m x 2.70m (11'4" x 8'10")

This extended room features UPVC double-glazed doors that open onto the garden, inset LED ceiling lighting, laminate flooring, and power points.

LANDING

Via carpeted staircase to landing. access to the loft space and useful cupboard.

MASTER BEDROOM

3.96m x 3.24m (12'11" x 10'7")

A bright and spacious master bedroom overlooking the front aspect of the property. With built-in wardrobes, carpeted floor, radiator panel, UPVC double-glazed window, TV point, and power points. Door to;

ENSUITE

1.96m x 1.82m (6'5" x 5'11")

This beautifully presented en-suite includes a low-level WC, pedestal wash hand basin, a walk-in shower with a power shower, and tiled walls and flooring. A UPVC double-glazed window allows for natural light.

BEDROOM TWO

2.87m x 2.73m (9'4" x 8'11")

A generous double bedroom overlooking the rear aspect of property, with carpeted floor, UPVC double-glazed windows and radiator panel.

BEDROOM THREE

2.11m x 3.10m (6'11" x 10'2")

A spacious third bedroom, overlooking the rear aspect, with carpeted floor, a UPVC double-glazed window and radiator panel.

FAMILY BATHROOM

1.78 x 2.11m (5'10" x 6'11")

A modern family bathroom featuring a panelled bath with a shower over, a low-level WC, a pedestal wash hand basin, and tiled walls and flooring. It also includes an extractor fan, radiator, and spotlights.

OUTSIDE

GARDENS

The rear garden is beautifully landscaped, with artificial grass and decking area. Offering a private outlook and side access leading to the front of the property.

GARAGE

To the right, end one, A single car garage with an up-and-over door, plus two additional allocated parking bays.

TENURE

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

COUNCIL TAX

Band

