



£760,000

Clos Y Bryn,  
Rhiwbina, Cardiff,  
CF14 6TR

THOMAS H  
WOOD

4 Bedrooms  
House - Detached

An exciting opportunity to purchase this substantial, four-bedroom, detached family home, finished to a true show home standard throughout. Offering a very generous and deceptive footprint and positioned within a quiet and highly desirable Rhiwbina cul-de-sac. 8 Clos Y Bryn, occupies an elevated setting with exceptional views and a layout carefully designed to maximise light, flow and functionality. The accommodation is arranged over two floors and provides four genuine double bedrooms, two en-suites, multiple reception areas and a high-quality open kitchen and dining room. The property falls within the highly regarded Rhiwbina Primary and Whitchurch High School catchment areas and is also conveniently located for Rhiwbina village, the bus route and the Wenallt. Viewings are highly recommended to appreciate this wonderful home.



#### ENTRANCE HALLWAY

A welcoming and well-proportioned entrance hall providing access to the principal ground floor accommodation and stairs rising to the first floor.

#### BEDROOM FOUR

11'10" x 10'11"

Generous ground floor double bedroom overlooking the front aspect with wood block flooring, painted walls, smooth ceiling with coving, UPVC window with fitted blind and radiator with TRV.

#### BEDROOM THREE

10'10" x 13'9"

A further substantial ground floor double bedroom enjoying a front aspect, finished with wood block flooring, painted and feature walls, smooth ceiling with coving, UPVC window with fitted blind and radiator with TRV.

#### BATHROOM

8'10" x 9'0"

Contemporary family bathroom fitted with a modern white suite comprising a double shower enclosure, wash hand basin and WC. Finished with wood block flooring, painted walls, chrome towel radiator, UPVC window with fitted blind and smooth ceiling with coving and spotlights.

#### LOUNGE

15'10" x 20'9"

An impressive and light-filled main reception room featuring porcelain tiled flooring, painted walls, smooth ceiling with coving and spotlights, extensive UPVC glazing including French doors and roofline windows, and a feature wood-burning stove. Glazed double doors provide a seamless connection back to the kitchen, creating excellent flow throughout the ground floor.



## Features

- Exceptional executive family dormer bungalow
- Four generous double bedrooms, two with en-suite facilities
- Show home standard finish throughout
- Substantial and deceptive footprint with excellent internal flow
- Elevated position with exceptional panoramic views
- High-specification kitchen and bathrooms
- Multiple reception spaces ideal for modern family living
- Generous driveway providing ample off-road parking and garage

#### KITCHEN

10'11" x 21'9"

A stunning, high-specification kitchen fitted with quartz worktops over an extensive range of wall and base units, porcelain tiled flooring, vertical radiator with TRV and range cooker. Designed as a central family hub, ideal for both everyday living and entertaining.

#### DINING ROOM

14'8" x 9'6"

Stylish reception space with wood block flooring, painted and feature walls, smooth ceiling with coving, UPVC bay window with fitted blind and radiator with TRV. Open plan to:

#### INNER LOBBY

With PVC door opening to the rear garden and internal glazed door to the kitchen, door to:



**W.C.****3'6" x 3'6"**

Fitted with a low-level WC and wall-mounted wash hand basin, UPVC window with fitted blind and housing the wall-mounted Ideal Logic boiler.

**FIRST FLOOR****LANDING**

Staircase rising from the hallway, double Velux windows providing excellent natural light and doors to the first floor accommodation.

**MASTER BEDROOM****17'7" x 15'9"**

A truly impressive principal bedroom with carpeted flooring, painted walls, smooth ceiling with spotlights and a combination of UPVC and roof windows providing commanding elevated views. Further benefiting from a walk-in wardrobe.

**EN-SUITE****7'3" x 8'5"**

Luxurious fully tiled en-suite fitted with a P-shaped bath with chrome taps, waterfall and handheld shower, low-level WC, wall-mounted wash hand basin, chrome towel rail, roof window and smooth ceiling with spotlights.

**BEDROOM TWO****17'5" x 13'1"**

A further substantial double bedroom with carpeted flooring, painted walls, smooth ceiling, UPVC window with fitted blind and radiator with TRV. Door to:

**EN-SUITE****7'1" x 4'8"**

Fitted with a contemporary three-piece suite comprising a corner shower enclosure with glazed doors and chrome mixer shower, low-level WC, pedestal wash hand basin with tiled splashback, chrome towel rail, tiled flooring and window.

**OUTSIDE****FRONT GARDEN**

Set back from the road within an elevated position, with a generous driveway providing ample off-road parking and access to the garage.

**REAR GARDEN**

A mature and exceptionally private rear garden enjoying breathtaking panoramic views across Cardiff. Perfectly suited to family life and entertaining, the garden features a detached timber-framed summer house/home office complete with electric supply and alarm system. The space is laid out with patio and lawn areas, offering gated access to the driveway. In addition, there is a detached garage with electric doors, lighting and power.

**TENURE**

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

**COUNCIL TAX**

Band F



4 BEDROOMS



3 BATHROOMS



2 RECEPTION ROOMS



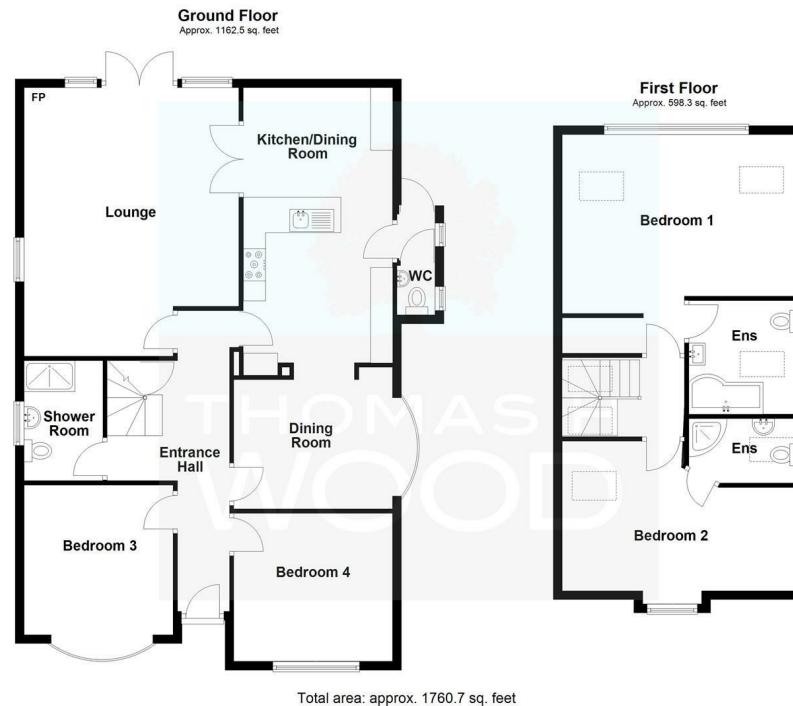
ENERGY RATING: C

## Information

- Tenure: Freehold
- Current EPC Rating: C
- Council Tax Band: F
- Potential EPC Rating: C
- Floor Area: 1760.70 sq ft







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

