

CROFTS DAVIES & CO

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



13 RHYDYPENAU ROAD, CYNCOED, CARDIFF CF23 6PX

Traditional Semi-detached Bay Fronted Four Bedroom house of character in a pleasant convenient position with minutes walk of Rhydypenau Cross Roads. Local facilities are within easy reach and there is ample recreation space at either Rhydypenau Park, or Roath Park with it's lake and Gardens. Cardiff City Centre is approximately three miles and can be accessed via bus routes from Rhydypenau Road itself, or by rail from nearby Heath Halt. Local schools include Rhydypenau Junior and the ever-popular Cardiff High.

The property is built of brick with rendered elevations under a slated roof and has the benefit of gas central heating as well as upvc double glazing. The house has been amended to include considerable additional accommodation including a large third reception room, as well as utility space to the ground floor and a super dressing room/wardrobe and ensuite to the main bedroom. Many features are present including two fireplaces, covings, a fine staircase and panelled doors.

The house is set on a good size plot with a driveway for three cars (including an EV charging point) and a landscaped rear garden with a very large garden store plus the original garage/store. Briefly Comprising:

Porch, Hall, Front Lounge, Middle Sitting Room, Rear Dining Room, Fitted Kitchen, Utility Room and Ground Floor wc. Landing, Four Bedrooms, (dressing room and ensuite to bedroom one), family bathroom with roll-top bath. Large Rear Garden.

VIEWING BY APPOINTMENT

PRICE GUIDE: £649,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

PORCH: Composite front door to –

HALL: (16'4 x 7') Composite front door with leaded and stained glass panel above, staircase to first floor with handrail, newel post and balustrading, one radiator, terrazzo floor (this floor is also fitted to the London Underground), two windows to front and side with leaded and stained glass, dado rail, picture rail, coving, ceiling light and ceiling rose. Understairs cupboard, stripped panelled doors to all ground floor rooms.

FRONT LOUNGE: (15'0 inc bay x 14') Bay to front with double glazed uPVC windows, fitted venetian blinds, curtain pole above, fireplace set on a raised tiled hearth with a tiled surround to match and mantelpiece over, herringbone pattern wood block floor, two radiators, picture rail, coving, ceiling rose and ceiling light.

MIDDLE ROOM: (14'11 x 11'11) Fireplace set on a raised marble hearth with surround and mantelpiece over, one radiator, picture rail, coving and ceiling light with a central rose. Double doors to –

REAR LIVING ROOM/DINING ROOM: (14'3 x 10'11) With tiled floor, one radiator, double glazed uPVC French doors to rear garden with windows either side, picture rail and three Velux skylights to rear and central ceiling light fitting.

KITCHEN: (17'0 x 9'2) Double glazed uPVC window to side, double glazed uPVC door to side courtyard. Range of fitted units comprising, cupboards, drawers and granite effect work surfaces, built-in sink unit with mixer tap, slot in Range Master with five hobs and two ovens, extractor fan above, dish-washer space, built-in microwave, built-in Worcester Green Star High Flow boiler to serve heating and hot water, ceramic tiled floor, ample space for fridge/freezer, coving and two ceiling lights.

REAR UTILITY ROOM: (7'3 x 9'9) Spaces for washing machine and tumble drier, additional fridge/freezer, cupboard space. Double glazed uPVC door to exterior, fully tiled, inset ceiling lighting, coving, timber panelled door with etched glass to kitchen.

GROUND FLOOR CLOAKROOM: (3'4 x 5') With double glazed uPVC frosted window to side, low flush close coupled w.c. wash hand basin with mixer tap, radiator, tiled floor to match kitchen and fully tiled walls, coving and two inset ceiling lights. Panelled door to Utility Room.

FIRST FLOOR

LANDING: Circular window to side with leaded and stained glass, handrail, newel post and balustrading. Stripped, timber panelled doors to all rooms, access hatch to loft space and pendant light.

FRONT BEDROOM ONE: (15'0 inc bay x 13'4) Double glazed uPVC window to bay with fitted venetian blinds and curtain pole above and radiator under, timber floor, one feature panelled wall, picture rail, coving and pendant light.

DRESSING ROOM OFF: (9'5 x 6'8) Row of fitted wardrobes either side with hanging rails, shelving, cupboards and drawers and extensive range of shoe rack shelving to end. Two fitted spotlights.

ENSUITE: (9'2 x 4'7) Suite in white comprising large walk-in shower with slide back door, main shower with overhead drencher and hand held spray, fully tiled shower, low flush close coupled w.c set in its own vanity unit with wash basin in its own vanity unit with drawers underneath, wall mounted mirror with inset light, towel rack style radiator, extractor fan, ceiling light and panelled door to bedroom with two etched panels.

REAR BEDROOM TWO: (12'9 x 11'10) Double glazed uPVC window overlooking rear garden, one radiator. Large wardrobe with slide-back doors with hanging rail, shelving and drawers, coving and pendant light.

FRONT BEDROOM THREE: (8'8 x 7'11) Double glazed uPVC doors to front balcony, curtain track above, one radiator, picture rail and pendant light.

REAR BEDROOM FOUR: (9'10 x 9'2) Double glazed uPVC window overlooking rear garden, drop down blind, radiator under, picture rail and pendant light.

FAMILY BATHROOM: (8'9 x 5'10) Two double glazed uPVC frosted windows to side, suite in white comprising a large free standing roll top bath with a Mains shower over, overhead drencher and handheld spray, low flush close coupled w.c. pedestal wash hand basin with mixer taps, radiator with towel drier, half tiled walls, coving, six inset ceiling lights and black and white diamond shaped floor.

EXTERIOR : FRONT PAVED DRIVEWAY: With a raised slate covered area, parking for three or four cars, electric vehicle charging point, timber gate to rear. The front roof fall has solar panels – we understand these 'bring in' about £1200.00 pa.

REAR GARDEN: Side paved courtyard, room for bin etc. Gives access to rear garden which has paved patio, steps up to rear garden with central path, two easily maintained lawns, flower bed, further lawns with raised flower beds encased in timber. Further back again to raised patio with a large garden store. Garden has length of approximately 75' with a westerly aspect.

GARDEN STORE/GARAGE: (16'0 x 9'0) With up and over door.

TENURE: We understand the tenure to be **Freehold** but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.

Whilst 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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