



£850,000 Freehold

Rhiwbina Hill | Cardiff | CF83 1NG

Hern &  
Crabtree



Enjoying a secluded position with incredible gardens surrounding the property, this welcoming cottage harmonises modern standards with quaint appeal beautifully and must be viewed to be truly appreciated. This is a dream location for those who really enjoy the outdoors or would prefer more privacy, but be within easy reach of the amenities of the city and walks nearby like Fforest Fawr and the Three Bears Caves along with Castell Coch.

The welcoming Oak framed entrance leads to a light and open hallway with access to a WC, cloak cupboard and to the characterful lounge with beautiful original fireplace, solid Oak beam and cast iron wood burning stove, perfect for those colder months. Also off the hallway is the light and airy kitchen family room, with beautiful wood detailing and French doors leading out to the patio this is the perfect space for entertaining on summer evenings. The ample utility room offers plenty of space and slate flooring. Under floor heating runs throughout the ground floor with separate zone controls. To the first floor there are two tranquil double bedrooms, and a third bedroom with window seat currently utilised as a home office. The luxurious bathroom features a walk in shower and stand alone bath. Externally the property boasts an expansive lawn area with working vegetable patch, sunken recessed patio area accessed from the kitchen as well as privacy hedging, wood store, greenhouse and outbuilding/ workshop off the gated gravel driveway. The property further benefits from a separate field. Viewings of this stunning property are a must and can be arranged via our Heath branch.



### Entrance Hall

Bespoke Oak wood door, tiled floor, open stairs to the first floor, two storage cupboards. Cloak cupboard with automatic light. Squared off archway to the lounge. Under stair storage cupboard.

### WC

Feature original stone wall, lower paneling, Oak wood shelf incorporating sink and mixer tap. Close coupled WC. Tiled floor, automatic light.

### Lounge 15'2 x 14'2

PVC double glazed window to the front, window seat. Luxury engineered

wood flooring, original fireplace with solid Oak beam. Wood burner, feature downlighting and original feature spiral staircase. Under floor heating (zoned separately for each room).

### Kitchen Family Room 18'4 max x 15'9 max

PVC double glazed window to the front, PVC double glazed French doors to the front, luxury engineered wood flooring with a zone control panel. Kitchen is fitted with a range of base and eye level units, with solid Oak wood work tops over. Belfast style sink with swan neck mixer taps, 'Richmond' range cooker, island unit with electric supply. Plumbing for an

American fridge freezer, down lighters, extractor fan, Oak shelving to remain, Oak door to utility.

### Utility

Two conservation style Velux windows to the side aspect, boiler, plumbing and space for washing machine, base units with solid Oak wood work tops over. Oak stable door to the side. Bench for shoe storage, shelving and coat hooks. Flagstone tiles with underfloor heating.

### First Floor Landing

Original feature stone wall to the stair rise, fitted carpet, PVC double glazed window to the rear. Decorative column

radiator, second original glazed window to the rear, exposed beam. Doors through to all rooms.

### Bedroom One 14'4 x 11'0 plus wardrobes

PVC double glazed window to the front with 'Perfect fit' blackout blind, decorative column radiator, fitted carpet, exposed stone feature wall, exposed beam. Two walk in wardrobes to recesses, both fitted with rails, radiator and fitted carpet, fitted ceiling fan.

### Bedroom Two 15'5 x 9'7

PVC double glazed window to the front, column radiator, fitted carpet, downlighters, fitted fan.





### Bedroom Three 11'0 x 6'7 plus recess

PVC double glazed window to the front, decorative column radiator, loft access hatch, exposed beam, fitted carpet, window seat.

### Family Bathroom 11'8 x 6'8 plus recess

Four piece suite comprising stand alone bath with swan neck stand alone tap, shower enclosure with fitted power shower, raindrop shower head and additional shower head attachment, glass screen and door, tiled enclosure. Oak vanity bench with sink and mixer, waterfall tap, close coupled WC. Plantation shutters to the window, wall feature lighting, down

lights and chandelier, decorative column radiator, tiled floor.

### External

The cottage sits in approximately .3 of an acre with a further piece of land that is approximately .5 of an acre.

### Front Garden

Raised lawn area with working vegetable patch, sunken recessed patio area, perfect for al fresco dining and entertaining. Flower beds and borders incorporating a variety of well stocked shrubs and flowers. Privacy hedging surround, wood store. Gated gravel drive, large greenhouse, pergola. Outbuilding workshop.



### Surrounding

Separate field with Log stores, apple trees, built garage, chicken coops. Surrounded by woodland area.

### Additional Information

We have been advised by the vendor that the property is Freehold.

Central heating is Oil - 1,500 Litre tank.

The property has two Wifi access points, CCTV, and a 4g antenna and Router.

School catchments (from Cardiff Ishare) Rhiwbeina Primary School, Whitchurch High School, Ysgol Gyfun Gymraeg Glantaf.

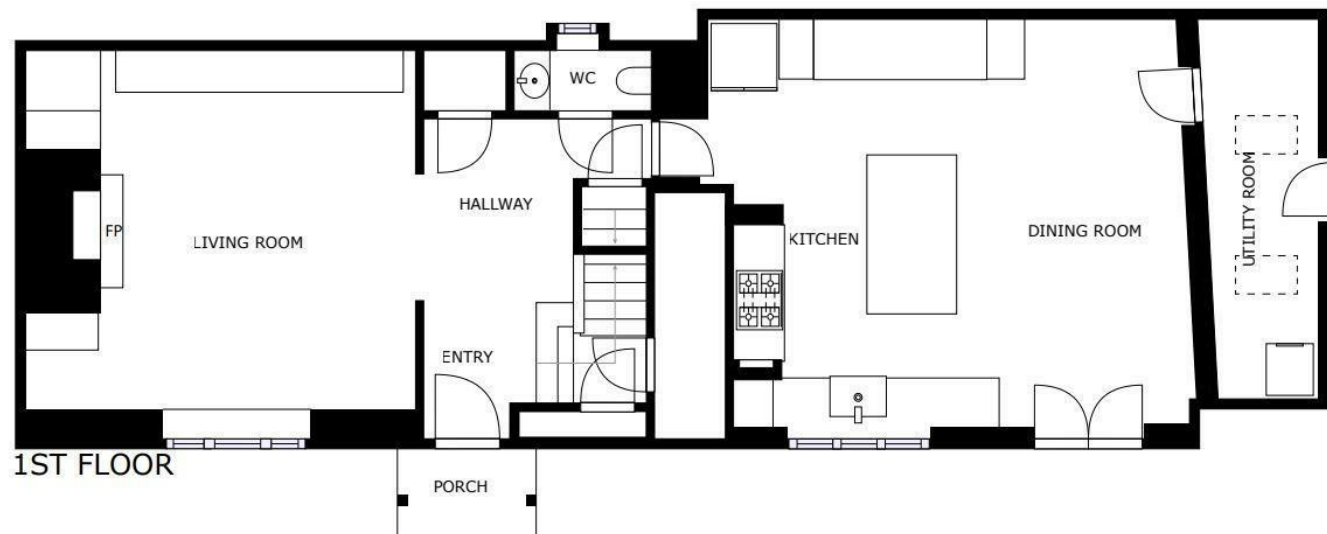
EPC = C

Tax Band = E









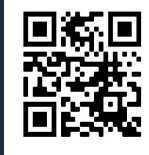
GROSS INTERNAL AREA  
 1ST FLOOR: 857 sq. ft, 80 m<sup>2</sup>, 2ND FLOOR: 703 sq. ft, 65 m<sup>2</sup>  
 TOTAL: 1,560 sq. 145 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		





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