

Coed Y Wenallt

RHIWBINA, CARDIFF, CF14 6TN

OFFERS OVER £700,000

**Hern &
Crabtree**



Coed Y Wenallt

Nestled in the charming area of Coed Y Wenallt in Rhiwbina, Cardiff, this spacious detached five-bedroom house is a gem waiting to be discovered. Situated on a private road within a small executive development, this property offers the perfect blend of tranquillity and convenience. Located just a short fifteen-minute stroll from the heart of the village, residents can enjoy easy access to a range of amenities including two excellent primary schools, a public library, and picturesque parkland areas. This makes it an ideal location for families.

This house is ideal for those seeking a comfortable and inviting living space. The stylish accommodation briefly comprises an entrance hall, WC, study, living room, open plan Kitchen diner and a utility to the ground floor. To the first floor there are four bedrooms, two of which have en suites and there is also a family bathroom. The primary bedroom is on the second floor with its own dressing room and bathroom. The five bedrooms provide ample room for a growing family or for hosting guests. The property features an enclosed rear garden, offering a private outdoor space to relax or entertain. Additionally, off-street parking adds to the convenience and practicality of this charming home.

Don't miss the opportunity to make this delightful property your family's new haven in Rhiwbina.

- Beautiful detached family home
- Sought after location
- Close to amenities and schools
- Enclosed rear garden
- EPC - To Follow
- Five bedrooms
- Home office
- Three en suite bedrooms plus two further bedrooms
- Off street parking driveway
- Council Tax Band - H



2235.00 sq ft

Entrance

Storm porch with seat to one side. Composite door with obscure glass panels into the hallway.

Hallway

Stairs to the first floor, parquet flooring, coved ceiling. Under floor heating. Stairs to the first floor with door to WC beneath. Doors to:

WC

5'9 x 2'10

Laminate flooring, tiled walls, WC, wash hand basin.

Study

11'8 x 8'5

Double glazed sash window to the front, radiator.

Living Room

15'8 x 11'9

Double glazed sash windows to the front, coved ceiling, parquet flooring with underfloor heating. Electric fireplace with a marble surround and hearth.

Kitchen Diner

27'10 x 9'10

Two sets of double glazed windows to the rear. Double glazed patio doors to the rear. Tiled flooring, under floor heating. Matching wall and base units with granite work tops over. Stainless steel sink and a half with drainer. Six ring gas hob, integrated electric ovens, extractor. Tiled splash back. Integrated dishwasher, integrated washing machine and tumble dryer.

Utility

8'5 x 3'1

Fuse boxes, double obscure glazed patio door to the side. Built-in storage.

First Floor

Stairs rise up from the entrance hall.

Landing

Stairs to the second floor. Coved ceiling. Built-in storage cupboard. Doors to:

Bedroom Two

11'8 x 11'8

Double glazed window to the front, built-in wardrobes, coved ceiling.

En suite

8'6 x 8'8

Double obscure glazed sash window to the side. WC, wash basin, walk-in shower Tiled walls and flooring.

Bedroom Three

12'0 x 11'9 max

Double glazed window to the rear, coved ceiling, built-in wardrobe. Wood flooring.

En suite

5'6 x 7'2

Double obscure glazed window to the side, tiled walls and flooring. WC, wash basin, walk-in shower. Heated towel rail.

Bedroom Four

8'7 x 11'7

Double glazed window to the rear, coved ceiling, built-in wardrobe.

Bedroom Five

8'7 x 16'1

Double glazed sash windows to the front, coved ceiling.

Family Bathroom

7'1 x 6'4

Double obscure glazed window to the rear. WC, wash basin, bath. Tiled walls, tiled flooring. Heated towel rail.

Second Floor

Landing

Double glazed skylight window to the front. Cupboard housing the hot water tank.

Bedroom One

15'4 x 20'10

Double glazed skylight window to the front, double glazed window to the rear and double glazed window to the side. Built-in wardrobes, wood flooring.

Dressing Room

8'7 x 11'9

Double glazed sash window to the front, double obscure glazed window to the side, built-in shelving.

Bathroom

9'10 x 5'1

Double glazed window to the side, tiled walls and floor. WC, wash basin, walk-in shower. Heated towel rail.

External

Front

Paved driveway providing parking for two vehicles.

Rear garden

Timber fencing and brick wall enclosed garden. Paved path from the side to a storage shed. Paved patio sitting area, artificial lawn. External cold water tap. Paved path to the other side of the property leading to gate to the front.

Additional Information

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

EPC - To Follow

Council Tax Band - H

Disclaimer: The property title and lease

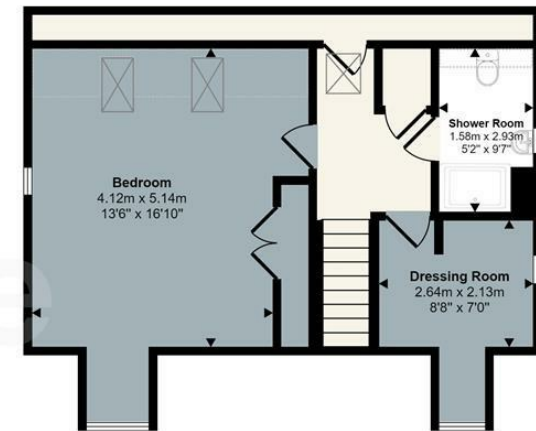
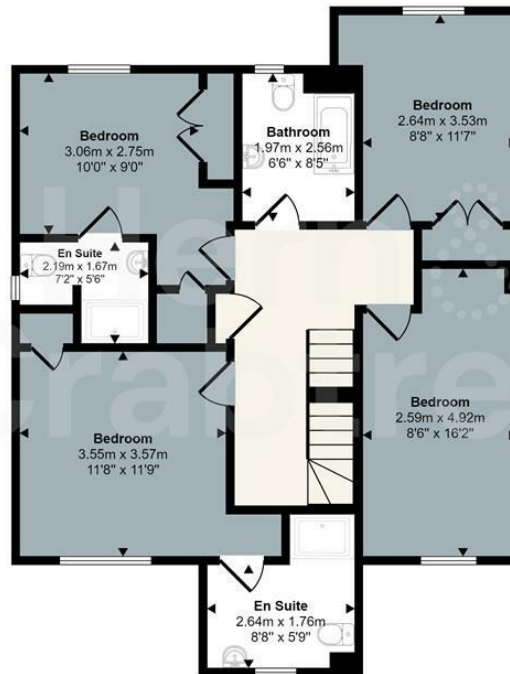
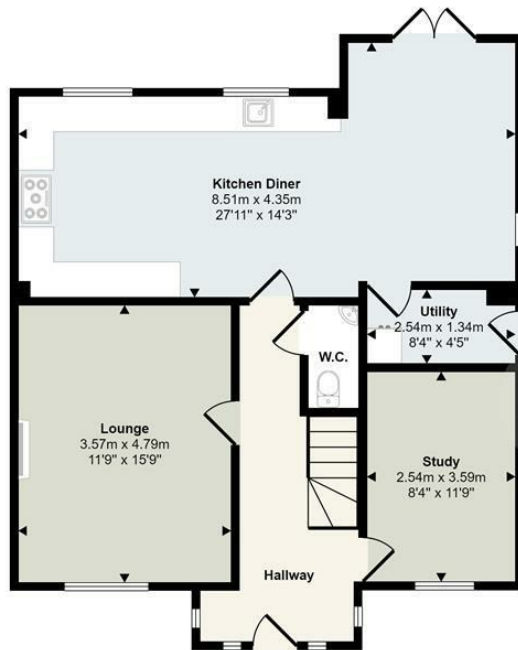
details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







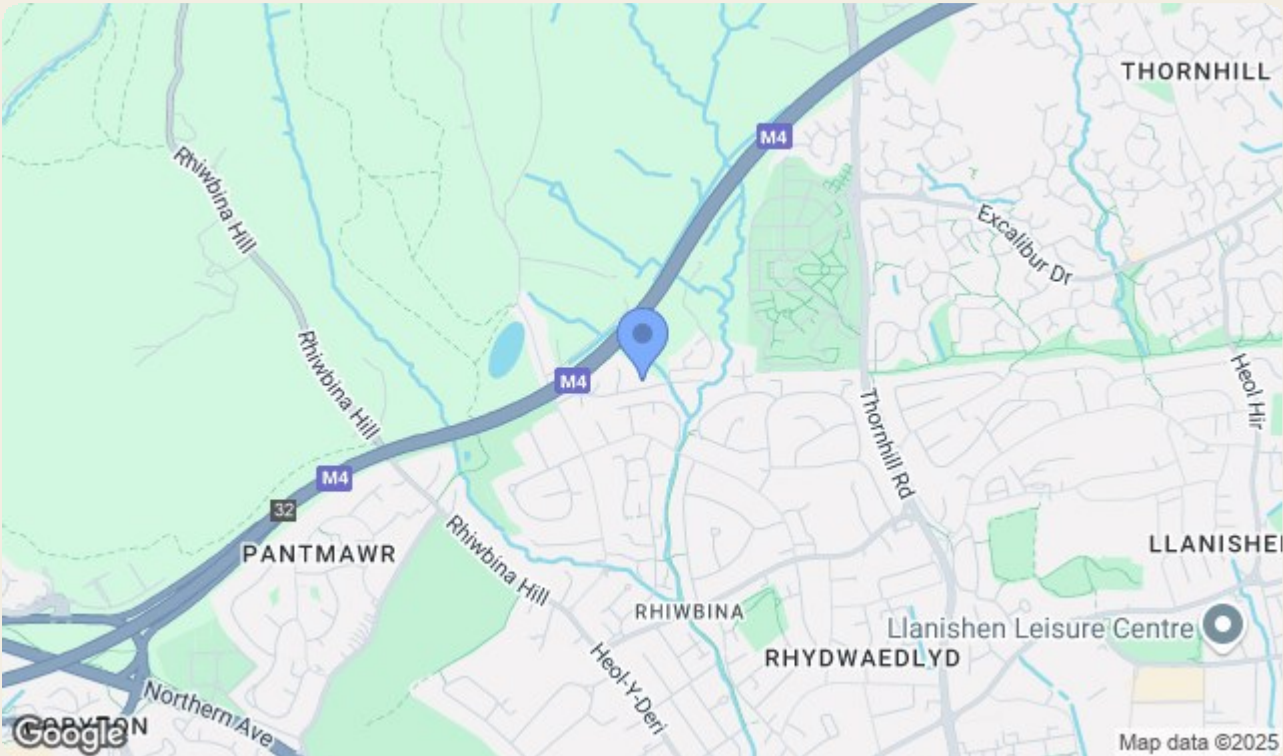
Approx Gross Internal Area
208 sq m / 2235 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 81 |
| (81-91) B | |
| (69-80) C | 47 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |



02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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.