

Tyn-Y-Parc Road

WHITCHURCH, CARDIFF, CF14 6BP

GUIDE PRICE £650,000

**Hern &
Crabtree**



Tyn-Y-Parc Road

Guide Price £650,000 - £675,000. Impressive and Deceptively Spacious. Situated in a highly sought-after location close to both Whitchurch and Rhiwbina villages, this superbly extended semi-detached bungalow offers bright and versatile living spaces, perfect for modern family life or those looking to downsize without compromising on space or comfort.

Beautifully presented throughout, the property has been thoughtfully extended and reconfigured to maximise natural light and flexibility. Whether you're accommodating a growing family, welcoming guests, or working from home, the adaptable layout caters to a wide range of needs. There is also excellent scope for further development, with potential for a loft conversion (subject to planning permission) to create a fifth bedroom or additional living space if desired.

The property is entered via a welcoming entrance hall, where you'll find two well-proportioned double bedrooms to the front aspect, along with a stylish four-piece family bathroom and a walk-in dressing room. At the heart of the home is a spacious central lounge, which flows seamlessly into a dining area with patio doors opening onto the rear garden, creating a bright and sociable living space. Tucked discreetly off the lounge is a third bedroom with its own en-suite shower room and separate side access—offering excellent potential for guest accommodation, multigenerational living, or even a private workspace. The kitchen, accessible from the dining area, leads to an inner corridor that connects to a fourth en-suite bedroom, also benefiting from its own side access via a covered walkway.

To the front, the property offers ample off-street parking for three to four vehicles. The side covered walkway enhances flexibility and provides independent access to both the third bedroom and inner corridor. The rear garden is a generous, well-maintained space featuring a paved patio and lawn—perfect for summer entertaining or peaceful outdoor living.

- Extended semi-detached bungalow
- Open-plan lounge and dining area
- Parking for 3–4 vehicles
- Loft conversion potential
- Easy access to city centre & M4 via A470
- Four bedrooms, two with en-suites
- Landscaped rear garden with patio
- Covered side walkway with access points
- Close to Rhiwbina & Whitchurch villages



1495.00 sq ft

Entrance Hall

Entered via a composite door with double obscure glazed window to the front and over. T-shaped hallway with coved ceiling, radiator, wood parquet flooring. Large pull down loft access hatch with ladder to the main loft which is fully boarded providing excellent storage space.

Bedroom One

11'8" max 13'3" max into bay
Double glazed bay window to the front, radiator, wood parquet flooring.

Bedroom Two

13'4" x 11'9"
Double glazed bay window to the front, radiator, wood parquet flooring.

Dressing Room / Store Room

9'0" x 5'9"
Walk-in dressing room, wood parquet flooring, radiator.

Family Bathroom

7'3" x 8'5"
Double obscure glazed window to the side. Four piece suite with bath and central shower mixer, WC, wash hand basin, mirrored vanity cupboard, shower quadrant recess with plumbed shower, heated towel rail, tiled walls and floor. Built-in airing cupboard with a concealed 'Ideal' gas combination boiler and linen shelving. Extractor fan.

Lounge

18'2" x 17'7"
Sky lantern window, two radiators, luxury vinyl flooring. Recess for office area. Open plan to dining room, interconnecting door to bedroom three.

Bedroom Three

11'6" x 11'5" max
Double glazed windows to the side,

interconnecting door to side access, allowing bedroom three to be accessed directly via the side of the property. Two radiators, vinyl floor. Door to en suite.

En Suite

7'10" x 4'0"
Double obscure glazed window to the side, double shower quadrant with plumbed shower, sliding glass door, extractor fan, WC, wash basin, vanity cupboard. Tiled walls, tiled floor. Heated towel rail.

Dining Room

13'6" x 10'10"
Double glazed sliding patio door to the garden with matching windows to the rear aspect. Two skylight windows. Tiled floor. Door to kitchen. Radiator. Open to the lounge.

Kitchen

9'0" x 10'6"
Large skylight window, additional window to the rear aspect. Selection of wall and base units with work tops over, integrated four ring gas hob with cooker hood fitted over. Integrated oven. 1.5 bowl stainless steel sink and drainer, space and plumbing for dishwasher. Space and plumbing for washing machine, radiator. Additional sink with storage with integrated fridge freezer. L-shaped room. Double glazed obscure door to covered rear porch, partly sectioned off to allow for potential utility area if desired. Door to inner corridor.

Inner Corridor

Radiator, tiled floor, fitted storage cupboards, door connecting to covered walkway at the side of the property, door to bedroom four. Radiator.

Bedroom Four

8'2" x 13'5"
Double glazed window to the rear aspect,

PVC door if desired to the side leading to the rear garden, currently storage cupboard fitted instead. Radiator, vinyl floor. Door to en suite.

En Suite

5'10" x 4'9"
Double obscure glazed window to the side, large double shower quadrant with plumbed shower, WC, wash basin, vanity cupboard. Heated towel rail, tiled walls and floor, extractor fan.

Outside

Front

Large paved driveway providing off street parking for four vehicles. Low rise brick wall and borders. Mature plants and shrubs.

Side Walkway

A covered and gated walkway providing a sitting area, gate access with covered walkthrough to provide additional access to bedroom three and the inner corridor (linking to the kitchen and bedroom four). Potential for this to be turned into a storage room. Outside power point and cold water tap.

Rear Garden

Enclosed rear garden with part covered patio sitting area, lawn with central path leading through to a further paved patio to the rear of the garden. Vegetable boxes. Mature shrubs, tress and flower borders. PVC storage shed, outside light and cold water tap.

Tenure

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

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.

Whitchurch and Rhiwbina

Rhiwbina and Whitchurch could be argued as two of Cardiff's most desirable villages, known for their strong community feel, charming local shops, and excellent schools. Rhiwbina offers a relaxed village atmosphere with independent cafes, boutiques, and leafy residential streets, while nearby Whitchurch boasts a bustling high street, a range of amenities, and convenient access to healthcare facilities including the University Hospital of Wales. Both villages benefit from regular public transport links, parks, and green spaces—making them ideal for families, professionals, and retirees alike. With easy access to the city centre and M4 corridor, this location combines the best of village life with urban convenience.







HERN & CRABTREE
ESTABLISHED 1849

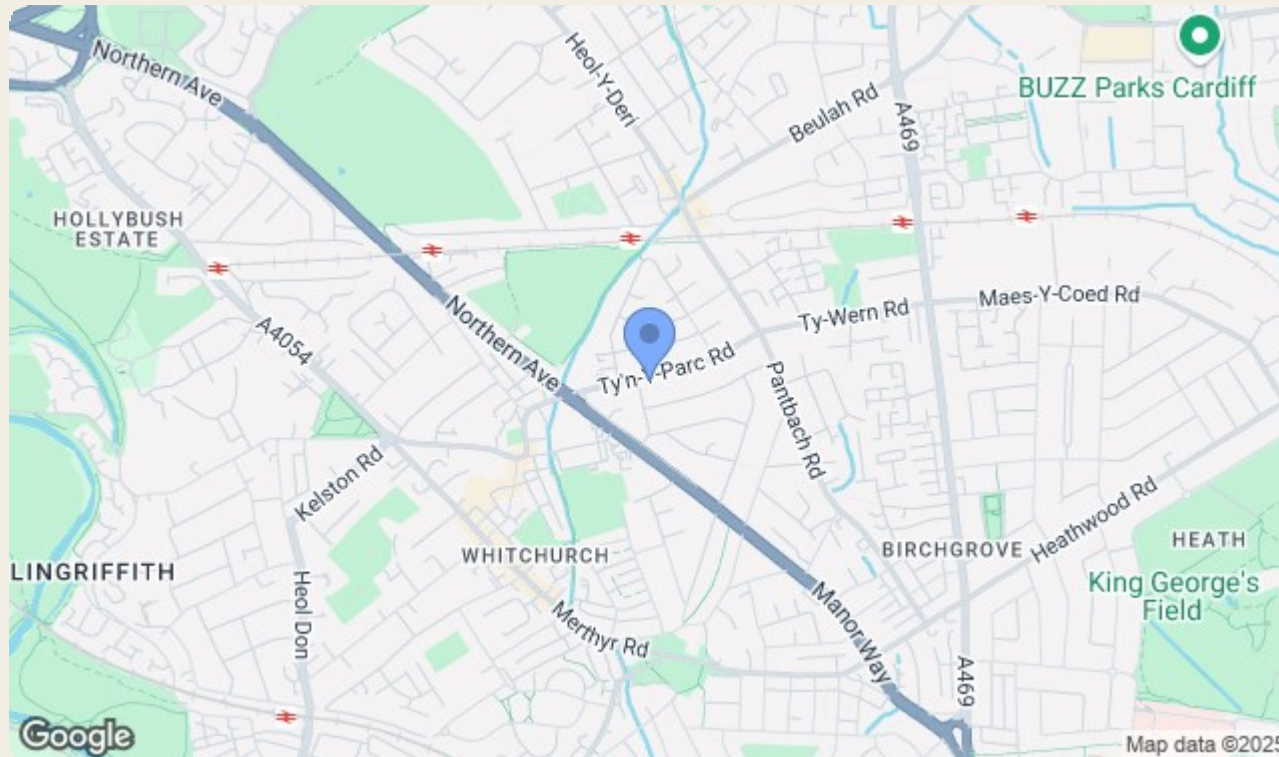
Approx Gross Internal Area
139 sq m / 1495 sq ft



Floorplan

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
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			
England & Wales		EU Directive 2002/91/EC	
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	

Hern & Crabtree

02920 620 202

heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.