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Seaview Cottages, Twyn-Yr-Odyn Cardiff

£510,000

 **peter  
alan**

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## About the property

We are delighted to introduce this immaculate cottage to the market, a property that is teeming with unique features and situated in a peaceful, cottage-like setting near Wenvoe. This house is ideal for families who are seeking a spacious and elegant living environment.

The property boasts four well-proportioned bedrooms, a dressing room, and two bathrooms, providing ample space for a growing family. The master bedroom has access to a balcony providing an area to enjoy with views. The two reception rooms plus a conservatory make this home perfect for entertaining or for finding a quiet spot to relax in. Additionally, the house includes a utility room, a much sought-after feature for families, conveniently located off the kitchen. There is also a ground floor cloakroom.

The kitchen, has been designed with functionality in mind, offering ample storage and workspace.

This property also addresses the needs of modern, environmentally conscious homeowners. There is parking available for multiple vehicles, including an electric car charging point, demonstrating this property's commitment to sustainability.

One of the standout features of this home is the fireplace, a charming focal point that adds character and warmth to the living space. The property is in council tax band F and has an EPC rating of D, considering the energy efficiency and environmental impact. The hot water and central heating is provided by an oil fired boiler

## Accommodation

### Entrance/Utility Area

9' 3" Max x 7' 3" ( 2.82m Max x 2.21m )  
Space for washing machine and fridge freezer. Base and wall units. Radiator

### Cloakroom

W.C Pedestal wash hand basin. Radiator.  
Vinyl flooring

### Kitchen/Breakfast Room

24' 8" Max x 8' 3" ( 7.52m Max x 2.51m )  
Space for table and chairs. Base and wall units with complimenting work surfaces and inset Belfast sink. Oven, hob and extractor hood. Integrated dishwasher. Wall mounted oil fired boiler. Three windows. Radiators.

### Dining Room

14' 2" Max x 11' Max ( 4.32m Max x 3.35m Max )  
Doors opening onto conservatory. Tiled flooring. Radiator. Window.

### Conservatory

19' 3" Max x 12' 3" Max ( 5.87m Max x 3.73m Max )  
Double glazed windows with blinds. Perspex roof with blinds. Laminate flooring. Radiator. Access to garden and parking.

### Living Room

13' 2" Max x 12' 8" Max ( 4.01m Max x 3.86m Max )  
Part exposed stone walls. Tiled flooring. Stained glass window. Storage cupboard. Feature fireplace with log burner and granite hearth. Radiator. Doors into





conservatory. Oak stairs leading to first floor accommodation

### Landing

Laminate flooring. Access to first floor rooms

### Bedroom 1

14' 2" Max x 11' 1" Max ( 4.32m Max x 3.38m Max )  
Window. Radiator. Doors leading to glass panelled balcony with idyllic open views. Door to dressing room

### Dressing Room

9' 8" Max x 6' 4" Max ( 2.95m Max x 1.93m Max )  
Window. Laminate flooring. Range of built in wardrobes and shelving.

### Bedroom 2

11' 8" Max x 9' 7" Max ( 3.56m Max x 2.92m Max )  
Currently used as an office. Radiator. Window.

### Bedroom 3

9' 6" x 8' 4" ( 2.90m x 2.54m )  
Window. Radiator. Over stairs storage/wardrobe space. Access to jack and jill bathroom



### Bedroom 4

12' 8" Max x 10' 4" Max ( 3.86m Max x 3.15m Max )  
Window. Radiator. Door to jack and jill bathroom

### Jack And Jill Bathroom

Shower. W.C. inset to vanity unit. Wash hand basin inset to vanity unit. Heated towel rail

### Family Bathroom

Panelled bath separate shower area. W.C. Wash hand basin inset to vanity unit. Heated towel rail.

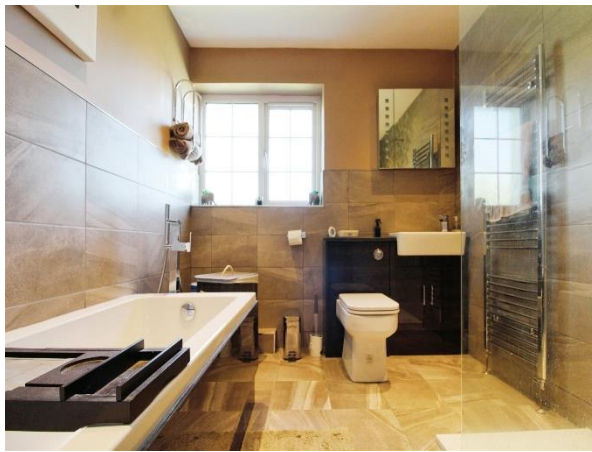
### Outside

Garden - Good sized garden with lawned and paved areas. Power points. Oil tank to side. Gate leading to parking area. The seller has informed us that there has been external wall insulation installed in 2018 with a 25 year guarantee (to be supplied by the seller)  
Parking - space to multiple cars plus and electric charging point.



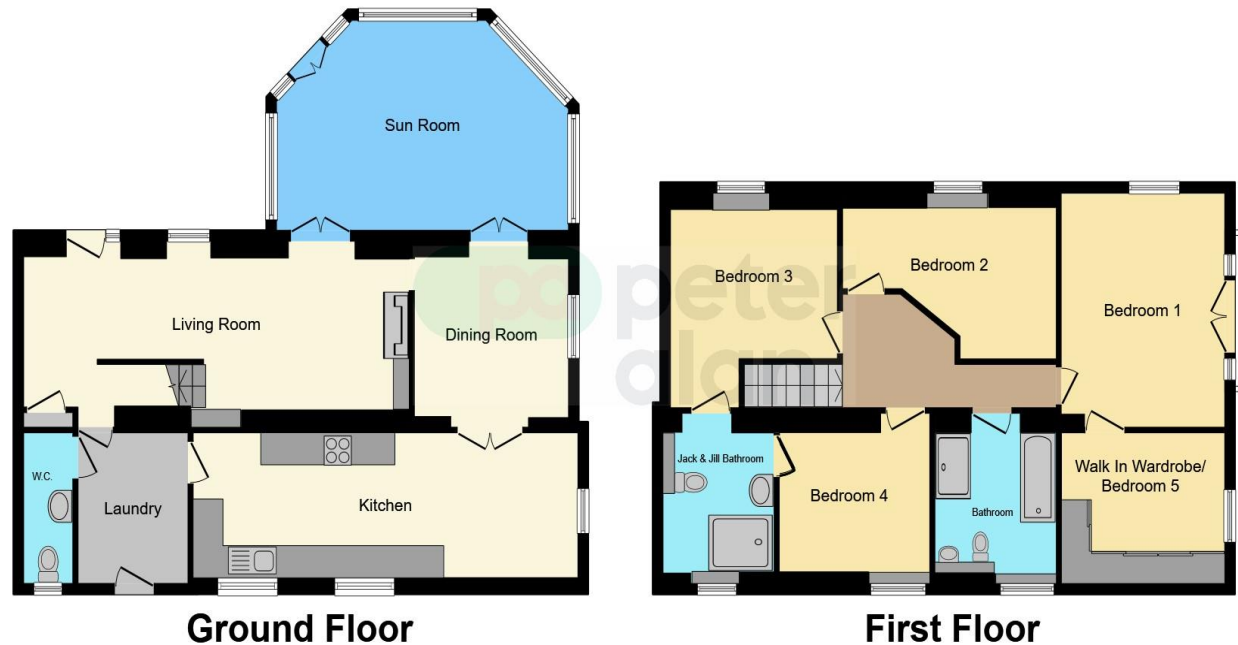






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