



 3  1  2

74 Beulah Road, Rhiwbina Cardiff

£675,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



About the property

A traditional detached double fronted three bedroom two reception room bungalow constructed circa 1930, externally finished in render beneath a deep hipped slate roof covering. The property occupies a very generous and impressive private garden plot set back from highly favoured and popular Beulah Road, and enjoying considerable privacy by means of screens of laurel hedgerow. A four car deep entrance drive leads to a precast concrete garage, whilst the rear gardens are large and lovely, very private beautifully screened and totally level with patios and lawns. The property benefits from pretty leaded windows with some replacement PVC double glazed windows, gas heating with panel radiators and a combination boiler circa 2000, fully serviced, and available with a Gas Safety Certificate. The property benefits also a modern fitted kitchen with fully integrated appliances, and a remodelled family shower room with a triple length shower.

The property has a full electrical certificate available for inspection, and possession is immediate as there is no chain. A very generous well proportioned detached bungalow located on highly sought after private residential road just a short walk from Rhiwbina Garden Village with its extensive local amenities and railway station.

Accommodation

The Location

Also within walking distance is Thornhill crossroads with a further range of shops and stores. Rhiwbina Garden Village provides many facilities including the Juboraj restaurant, as well as additional wine bars, a pub and a further restaurant. Within walking distance is the popular Ye Olde Butchers Arms and public house and restaurant.

Ground Floor

Entrance Porch

Approached via double white PVC double glazed front entrance doors leading to a tiled porchway.

Entrance Hall

Central hallway approached via an original part panelled front entrance door inset with small pane upper light windows, pretty leaded side screen window, original wood block flooring in a herringbone style, high coved ceiling with picture rail, large access to the roof space area, useful built-in cloaks hanging cupboard and boot storage approached from the hall via an original stripped pine panel door.

Lounge

12' x 14' into an entrance recess (3.66m x 4.27m into an entrance recess)

A pleasant reception room with a large additional alcove measuring 4' 5" width x 3' 3" depth. This reception room has two windows each with pretty leaded lights and outlooks on to the frontage gardens, coving, picture rail, double radiator, and





approached from the entrance hall via an original stripped pine panel door.

Sitting Room

19' 2" x 15' 2" maximum (5.84m x 4.62m maximum)
 Approached independently from the entrance hall via a multi glass panel door leading to a further sizeable reception room inset with a wide splayed bay with two pretty leaded windows with side aspect, two sets of leaded French doors open on to the large and lovely rear gardens, two further leaded windows provide further garden aspect. Adam style fireplace with marble hearth and surround, large double radiator, coving, picture rail.

Kitchen

14' 10" x 10' 2" minimum (4.52m x 3.10m minimum)
 Well fitted along three sides with a full range of modern panel fronted floor and eye level units with slimline handles and laminate worktops incorporating an AEG four ring electric hob with splashback and Neff canopy style extractor hood with glass surround, integrated stainless steel sink with mixer taps and drainer, integrated Bush dishwasher, corner unit with carousel storage shelves, fully integrated AEG Competance electric grill with separate fan assisted electric oven, integrated fridge freezer, vertical radiator, vinyl flooring, pretty leaded window with front garden aspect, two further



windows with a side aspect, tongue and groove ceiling with spotlights, outer door opening on to the side gardens.

Bedroom One

12' 10" x 13' 10" (3.91m x 4.22m)
 Independently approached from the entrance hall via an original stripped pine panel door, pretty leaded window with outlooks across the frontage gardens, coved ceiling, double radiator.

Bedroom Two

11' x 9' 10" (3.35m x 3.00m)
 Independently approached from the entrance hall via an original traditional style stripped pine panel door, double radiator, picture rail, coved ceiling, square opening leading to....

Conservatory

9' 9" x 7' 5" (2.97m x 2.26m)
 Constructed with double glazed windows and a polycarbonate roof and inset with sliding patio doors that open on to the rear gardens, this conservatory is approached directly from bedroom two.

Bedroom Three



10' 10" x 8' 4" maximum (3.30m x 2.54m maximum)
 Approached from the entrance hall via a stripped pine original traditional panel door, replacement PVC double glazed window with a rear garden outlook, double radiator.

Family Shower Room

7' x 7' 4" (2.13m x 2.24m)
 Independently approached from the entrance hall via an original stripped pine traditional panel door leading to a remodelled white shower room suite with tiled walls comprising triple length contemporary shower with chrome shower fitment and clear glass shower screen, W.C. with concealed cistern, large shaped mounted wash hand basin with mixer taps and pop-up waste, range of built out vanity units and eye level cabinets with mirror fronted doors and spotlights, Sottini suite, replacement PVC obscure glass PVC double glazed window to rear, chrome stylish vertical towel rail/radiator.

Outside

Front Garden

The bungalow is set back behind a very private deep and wide level lawned front garden which enjoys considerable privacy by means of high growing laurel hedgerow.



Entrance Drive

Private off street vehicular entrance drive with parking for four cars leading to....

Garage

Precast concrete garage with an interlocking concrete tile roof and an up and over door. Courtesy door.

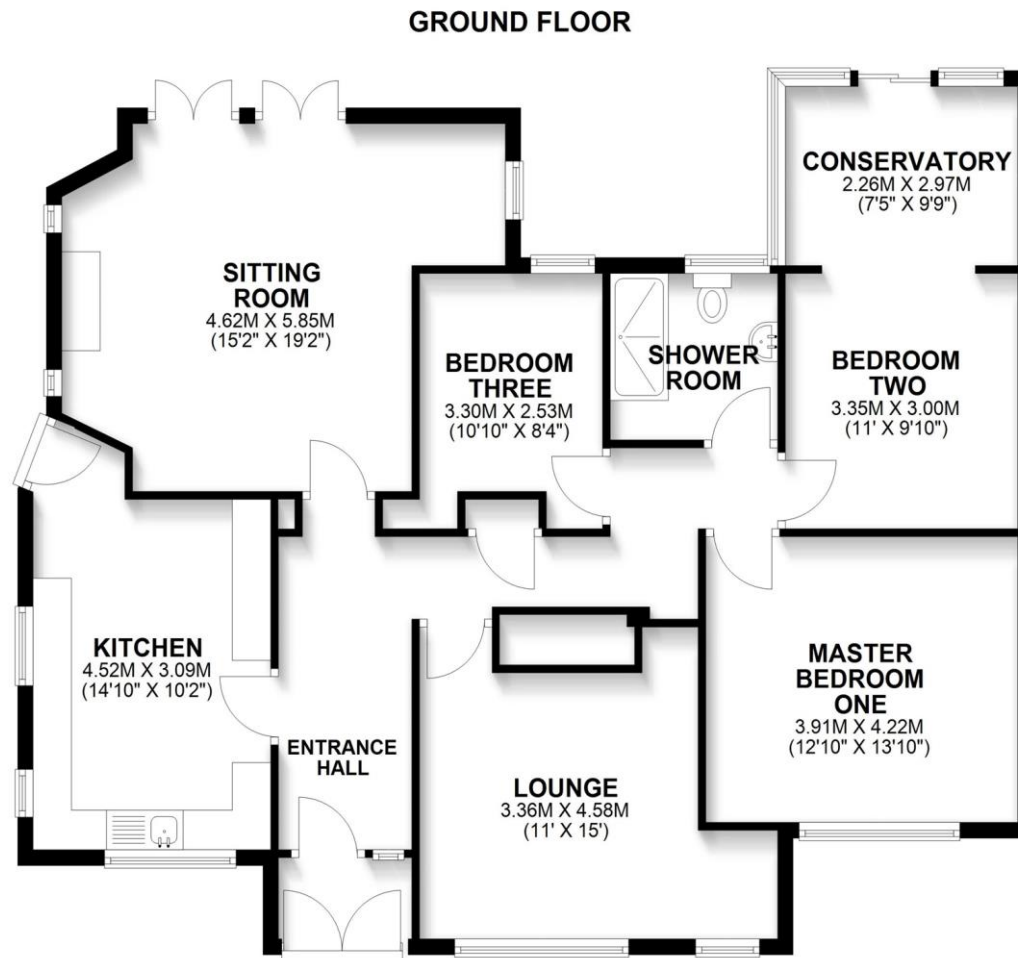
Rear Garden

Very private totally level, and enclosed, chiefly laid to lawn beyond a block paved sun patio terrace with a further enclosed pillared veranda approached from the sitting room. Full range of mature garden trees provide natural screens of privacy and security, an additional raised decked sun terrace provides a comfortable seating area, whilst approached from the conservatory is a further continuous paved sun terrace also very private. Solid secure built potting shed in brick with window and door.



02920 618552

llanishen@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

