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18 Heol Y Wern, Rhiwbina, Cardiff, CF14 6NG

£475,000

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02920 618552  
llanishen@peteralan.co.uk



A large extended three bedroom detached gable fronted dormer bungalow, available with FULL PLANNING TO EXTEND INTO YOUR DREAM HOME, PLEASE SEE FILM DISPLAYING THE POTENTIAL TO CREATE A STUNNING PROPERTY, WITH ALL THE PLANING PERMISSIONS AND DRAWINGS ALREADY COMPLETED. ALSO PLEASE SEE BEFORE AND AFTER IMAGES CGI BEING ONCE THE EXTENSION AND THE RE-FURBISHMENT HAS BEEN COMPLETED.

This spacious bungalow occupies a delightful position fronting a very quiet and private residential road, away from busy passing traffic, yet within level walking distance to both Heol Llanishen Fach, Thornhill Crossroads and Rhiwbina Garden Village.

This spacious property benefits PVC hardwood effect double glazed windows, gas heating with panel radiators, and contemporary panel doors with stylish chrome door handles. The versatile living space comprises an entrance reception hall with a custom made staircase that leads to a first floor dormer conversion which provides a large luxury family bathroom with an overside Jacuzzi bath, and a double sized bedroom with its own walk-in wardrobe. The ground floor comprises a spacious lounge (16'2 x 14'5) inset with white PVC double glazed pretty French doors with side screen windows that open on to an enclosed level private rear garden, a formal dining room, a fitted kitchen, a ground floor shower room and two double sized bedrooms, one having an ensuite shower room with wc and wash hand basin and a separate shower.

Outside there is a detached former garage equipped with window and outer door, ideal for further conversion and extension.

This impressive property provides fantastic potential with a stunning and very desirable location, must be seen, no chain!

### Location

Rhiwbina is a suburb and community in the north of Cardiff, the capital of Wales. Formerly a small hamlet within the parish of Whitchurch, Rhiwbina was developed throughout the twentieth century, and is now a separate ward. It retains aspects of its former character, however, and is given a Welsh village appearance by Beulah United Reformed Church at the village crossroads.

There are three schools within the ward – Rhiwbeina Primary School, Llanishen Fach Primary School and Greenhill School. Llanishen Fach is the only school in Cardiff which sends its Year 6 pupils to two main secondary schools, Whitchurch High, and Llanishen High. Also local children travel to the nearby Ysgol y Wern and Ysgol Melin Griffith to receive their education. Rhiwbina Garden Village has many local shops and Cafe's, together with a very popular Indian Restaurant (The Juberaj), and charming local Public Houses with restaurants including The Deri Inn and The Butchers Arms.

There are three railway stations located within Rhiwbina. The principal station is Rhiwbina railway station, located behind the library in the heart of the village. The other two stations are Birchgrove railway station, located in the east of the ward, and Whitchurch railway station, Cardiff in the west.





## Ground Floor

### Entrance Hall

Approached via a white PVC double glazed obscure glass front entrance door with matching side screen window leading in to a main central hall with tiled flooring leading to an inner hallway with vertical radiator, wood flooring, and a custom made returning spindle balustrade staircase with under stair storage cupboard leading to the first floor landing. Vertical radiator.

### Shower Room

Fully tiled in limestone tiles and comprising of a double size contemporary shower with chrome shower unit and glass shower screen, mounted shaped wash hand basin with chrome mixer taps and pop-up waste within a built out vanity unit, slim line W.C., matching tiled floor, PVC double glazed obscure glass window to side, high ceiling with spotlights, air ventilator, stylish chrome vertical towel rail/radiator.



### Dining Room

12' x 12' ( 3.66m x 3.66m )  
Approached independently from the entrance hall via a contemporary panel door with stylish chrome handles leading to a spacious dining room with a high coved ceiling with spotlights, wood flooring, chrome finished power points, radiator, PVC double glazed window to side.

### Lounge

16' 2" x 14' 5" ( 4.93m x 4.39m )  
Independently approached from the entrance hall via a contemporary panel door with stylish chrome door handle leading to a good size lounge with a high coved ceiling, two alcoves, double radiator, white PVC double glazed pretty French doors with side screen windows that open on to an enclosed level private rear garden, further PVC double glazed window with a garden aspect.

### Kitchen

11' 2" x 11' 2" ( 3.40m x 3.40m )  
Independently approached from the entrance hall via a contemporary panel door. Fitted along three sides with panel fronted floor and eye level units with granite topped worktops incorporating a stainless steel sink with drainer and mixer taps, large stainless steel range



cooker with six ring gas hob including wok burner and large integrated oven with warming drawers beneath a canopy style extractor hood. Part tiled walls, tiled flooring, space for the housing of a washing machine, space for the housing of a tumble drier, chrome finished light switches, radiator, PVC double glazed outer door to side, coved ceiling with spotlights, PVC double glazed window with a rear garden outlook.

### Bedroom One

11' 4" x 11' 5" ( 3.45m x 3.48m )  
Independently approached from the entrance hall via a contemporary panel door with stylish chrome door handle, high coved ceiling with spotlights, radiator, PVC double glazed window with outlooks on to the private frontage drive and on to the private and quiet frontage road. Internal door leading to....

### Ensuite Shower Room

White suite with stone finished walls and floor comprising a large shower tray with chrome shower unit and rail and curtain over, wall mounted shaped wash hand basin with chrome mixer taps and pop-up waste, slim line corner W.C., vertical chrome radiator, PVC double glazed obscure glass window to side, high ceiling with spotlights, air ventilator, chrome vertical towel rail/radiator.



### Bedroom Two

10' 4" x 9' 10" ( 3.15m x 3.00m )

A further double size bedroom approached from the entrance hall via a contemporary panel door within an additional entrance recess space, carpeted with a high coved ceiling with spotlights, double radiator, PVC double glazed window with outlooks across the frontage drive and on to the quiet frontage road, chrome finished light switch.

### First Floor

#### Landing

Approached via a custom made returning spindle balustrade staircase with access to eaves roof space leading to a first floor landing equipped with a velux double glazed window.

### Bedroom Three

17' x 13' ( 5.18m x 3.96m )

Approached independently from the landing via a contemporary panel door with chrome door handles leading to a good size double bedroom equipped with two velux double glazed windows each with blackout blinds, chrome finished spotlights, light switches and power points. Double radiator.



### Walk-In Wardrobe

8' 1" x 6' 4" ( 2.46m x 1.93m )

Vaulted ceiling, hanging space, velux double glazed window.

### Family Bathroom

16' 10" x 10' 6" ( 5.13m x 3.20m )

Approached independently from the first floor landing via a contemporary panel door with stylish chrome door furniture leading to a large family bathroom with a raised Jacuzzi full sized bath with chrome fittings, slim line W.C., large shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste and a vanity shelf, PVC double glazed obscure glass window to front, ceiling with spotlights, two further velux double glazed windows, stylish chrome vertical towel rail/radiator.

### Outside

#### Front Entrance Drive

Finished in stone and providing off street vehicular parking for two cars with access to the side driveway, enclosed by block built boundary walls partly surmounted by wave edged fencing.



### Side Entrance Drive

There is a further side entrance drive that continues down the length of the bungalow leading to....

### Former Garage

Detached converted in to a room with PVC double glazed outer door and window and electric power and light.

### Rear Gardens

Very private and level and chiefly laid to lawn enclosed by block built boundary walls and timber fencing with a screen of trees to the rear to afford privacy and security.





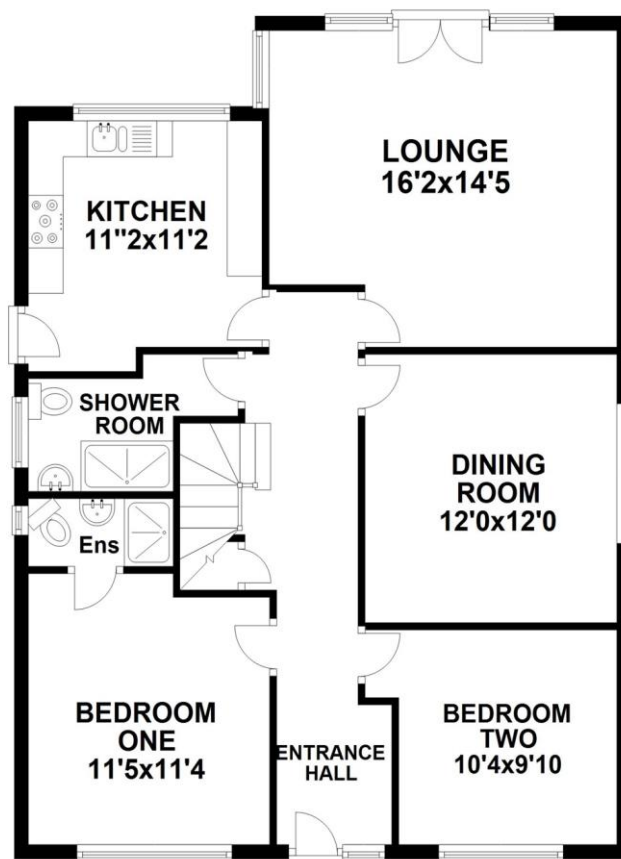
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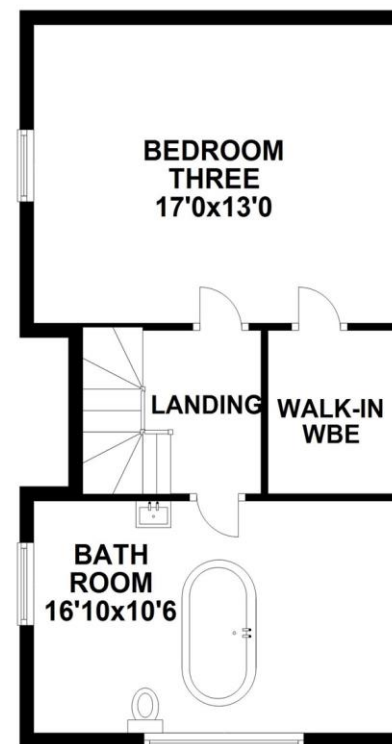
### GROUND FLOOR 983 SQUARE FEET

Approx. 91.3 sq. metres (982.5 sq. feet)



### FIRST FLOOR

Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 141.1 sq. metres (1519.2 sq. feet)

## Important Information

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