

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**83 Caer Wenallt, Pantmawr, Rhiwbina, Cardiff, CF14 7HQ.**

**£595,000**







A capacious detached fully improved five-bedroom dormer bungalow, built circa 1970, and providing 1848 square feet of space, with impeccable fittings and largely landscaped rear garden. This unique family home, occupies a delightful position, set back with private parking for four cars, fronting a quiet private residential road, away from busy passing traffic, yet well placed within equidistance to both Rhiwbina Garden Village and Whitchurch Village. Within minutes driving distance is an exit onto both the A470 and the M4, whilst also within easy reach is both Coryton Railway Station and Rhiwbina Railway Station, enabling fast travel to both Queen Street and Cardiff Central.

Within recent years extensive improvements have been completed, including stylish new PVC replacement windows (2021), a stunning new open plan kitchen and dining room (23'7 x 9'9) completed in 2024, a luxury bespoke ground floor bathroom installed in 2020, and a full re-wire completed in 2020. The rear gardens have also been largely professionally landscaped with Lozano Pearl Marble patios and steps, providing a very private sun terrace which is approached by composite aluminium double glazed bi-folding doors from the (15'1 x 11'9) family room, which is open plan to the kitchen-diner.

There are two further terraced lawns and a useful secure outside brick/block-built store, and a relaxing water feature with split faced stone background and beach pebble borders completes a tranquil garden scene. The impressive and versatile living space also comprise a useful home office-play room/snug (16'3 x 8'0), five versatile ground floor and second floor bedrooms, plus a further large bathroom (11'9 x 12'10) ensuite to attic-bedroom five.

Further improvements include a new four car private tarmac entrance drive, a landscaped front garden veranda inset with Lozano Pearl Marble patio slabs, PVC facias, soffits and rainwater gutters, stylish modern boundary walls with contemporary fencing, tasteful wall decorations throughout, and white contemporary style panel internal doors. A deceptively spacious home in a popular and well-regarded location, with the further added benefit of being in school catchment of both Heol Llanishen Fach Primary School and Whitchurch High School. Must be viewed.

### Entrance Porch

Open fronted, stylish paved threshold, under cover, outside light.

### Entrance Reception Hall

12' 7" x 11' 4" min (3.84m x 3.45m min)

Approached via a PVC double glazed part panelled patterned glass front entrance door with matching side screen window opening in to a large and impressive main hallway with a wide returning spindle balustrade carpeted staircase leading to a gallery landing, radiator, stylish white panel contemporary doors to all principal rooms. Further PVC clear glass window with a front garden outlook.

### Open Plan Kitchen/Dining Room

23' 7" x 9' 9" ( 7.19m x 2.97m ) Well fitted along three sides with a comprehensive range of stylish and modern panel fronted floor and eye level units beneath solid oak work surfaces with matching splashback, and breakfast bar, incorporating a white ceramic sink with mixer taps and drainer, integrated Lamona dishwasher, integrated washing machine, soft closing doors and drawers throughout, numerous deep pan drawers Leisure Cuisine Master stainless steel five ring gas hob range cooker with built-in fan assisted electric oven, warming drawer and separate grill, floating wood mantel with a brick surround and a tiled splashback, integrated





Lamona microwave, space for the housing of an American style fridge freezer, ceramic tiled flooring throughout. PVC clear glass double glazed window with a side garden aspect, double radiator, ample space for a dining table and four chairs. Stylish chrome finished power points and light switches. PVC double glazed outer door providing access to the side and a large built-in further storage cupboard housing a wall mounted Worcester gas fired combi central heating boiler. Open plan to....

**Family Room** 15' 1" x 11' 9" (4.60m x 3.58m) With multiple six door double glazed aluminium composite bi-folding doors with neatly concealed fitted blinds which open on to and overlook a large and private sun terrace, the family room is finished in wood flooring and equipped with a radiator, an alcove and a porthole style circular shaped obscure glass front window. Stylish chrome finished power points and light switches.

**Snug / Playroom** 16' 3" x 8' (4.95m x 2.44m) A very versatile living space, independently approached from the family room via a contemporary white panel door. Equipped with continuous wood flooring and inset with a PVC double glazed clear glass window with an outlook across the frontage gardens and on to the frontage driveway. Radiator, cupboard housing electrical consumer unit/distribution box together with digital meters. Stylish chrome finished power points and light switches.



**Bedroom One** 11' 10" x 11' 2" (3.61m x 3.40m) A double size bedroom, with continuous wood flooring, radiator, white PVC double glazed replacement window with outlooks on to the quiet frontage road.

**Bedroom Two** 11' 10" x 11' 2" (3.61m x 3.40m) Currently utilised and fitted as a dressing room/large walk-in wardrobe space with full height wardrobes in white, continuous wood flooring, radiator and a clear glass PVC double glazed window with an outlook on to the quiet frontage road.

**Bedroom Three** 10' x 8' (3.05m x 2.44m) A further bedroom but versatile room if required with continuous wood flooring, radiator and a clear glass PVC double glazed window with a side aspect.

**Bathroom** 9' 7" x 6' 9" (2.92m x 2.06m) Contemporary modern white suite in white and grey with porcelain tiled walls and floor comprising large panel bath with chrome mixer taps and chrome mixer shower fitment, stylish vanity shelves, wide shaped wash hand basin wall mounted with pull out vanity drawers, and chrome mixer taps and pop-up waste, slimline W.C., separate triple length shower with porcelain tiled walls and chrome shower fitments including rainfall fitment and separated hand fitment, stylish chrome towel rail/vertical radiator, two PVC double glazed obscure glass windows to side.



**First Floor Landing** 9' 2" x 5' 10" (2.79m x 1.78m) Approached via a wide carpeted custom-made returning spindle balustrade staircase leading to a neat landing area with velux double glazed window and access to the various attic rooms.

**Bedroom Four** 17' 5" max x 19' 1" max (5.31m max x 5.82m max) Narrowing to 12' 5" Currently used as a TV room, approached via double doors from the landing, and equipped with a radiator and a velux double glazed side roof window. Multiple hanging space and storage, chrome light switches and power points.

**Master Bedroom Five** 12' 3" x 10' (3.73m x 3.05m)

Approached independently from the landing via double doors inset with two velux double glazed windows to both side pitches, stylish chrome light switches and power points, radiator.

**Ensuite Bathroom** 11' 9" x 12' 1" (3.58m x 3.68m) A capacious space with a modern suite with part retro tiled walls comprising double size shower with clear glass sliding doors and screen and a Bristan shower unit with chrome fittings, freestanding period style bath with chrome taps, W.C., shaped pedestal wash hand basin, chrome taps, velux double glazed window, air ventilator, access to useful eaves roof space storage areas.





**Outside Front Entrance Drive & Garden** The property is approached via a private Tarmacadam L shaped off street vehicular entrance drive benefitting a double width entrance with a double width dropped kerb and providing ample off street vehicular parking for 3-4 cars, enclosed by solid boundary walls partly surmounted to the front by contemporary fencing.

**Front Veranda** Providing a fully paved suntrap patio area with access to the porchway approached from the main drive.

**Rear Garden** In recent years the rear garden has been professionally landscaped comprising of a very large beautifully paved private sun terrace with water feature with pebble stone surround and split faced stone back, neat bench style patio seats with raised borders all enclosed by high boundary walls and fencing to afford privacy and security. Outside power points.



**Outdoor Room** Approached from the sun terrace is a fully secure brick and rendered built outside storage shed which is positioned behind the snug/playroom, approached via composite grey double glazed entrance doors and equipped with electric power and light.

**Rear Garden Two** Beyond the lower sun terrace are two further garden sections approached via wide landscaped steps with railway sleepers and pebble edging leading to two substantial grass sections all enclosed in a contemporary fashion by sleeper designed walls and decked paths. These two areas are also enclosed for privacy by means of timber fencing along three sides. High ground sun terraces which provide maximum sunlight throughout the day.

**Side Garden** Approached from both the front and the rear is a stylish paved side garden pathway with further independent access to Caer Wenallt, enclosed by brick-built boundary walls and timber fencing to afford privacy and security. Outside water tap and lights with sensors.











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