
 3  1  2

16 Dan-Y-Graig, Pantmawr, Rhiwbina, Cardiff, CF14 7HJ

Offers in excess of £495,000



02920 612328
whitchurch@peteralan.co.uk



A large and well-designed detached three-four-bedroom dormer bungalow, built circa 1970 with cavity elevations recently re-rendered and insulated, all beneath a hipped tiled roof. This substantial bungalow occupies a delightful position fronting wide and tree lined Dan-y-Graig, a private residential road, with little passing traffic, and well positioned equidistantly between both Whitchurch Village and Rhiwbina Garden Village.

This versatile property occupies a good-sized level plot, with a deep front garden, a private side entrance drive, a detached garage, and a charming well designed and landscaped rear garden with neat lawns and sun patios.

The property includes gas heating with panel radiators and a modern gas boiler annually serviced and benefiting gas safety certification as well a full electric certificate.

The property also includes wood block floors and replacement PVC double glazed windows. Excellent local schools include both Heol Llanishen Fach Primary and Rhiwbina Primary, as well as Whitchurch High School. Local railway stations include Coryton, Whitchurch and Rhiwbina, connecting with both Queen Street and Cardiff Central, providing fast and economic travel.

Also within a short drive is an exit onto both Manor Way and the A 470, linking directly with the M4.

The property provides capacious flexible living space, approximately 1330 square feet, and comprises a super-sized open plan lounge and dining room, a fitted kitchen, two ground floor double sized bedrooms, a ground floor modern bathroom, whilst a custom-made staircase leads to a first-floor landing comprising a first-floor cloak room and two large further double sized bedrooms, the master being a generous (18'7 x 10'5). A super-sized bungalow detached and occupying a delightful mature well-established plot, in a very popular and sought after location. Must Be Seen. No chain.

Entrance Porch

13' 2" x 3' 4" (4.01m x 1.02m) Approached via white PVC double glazed sliding patio doors that lead in to a wide porchway with contemporary tiled flooring and large clear glass PVC double glazed picture window with upper lights and outlooks on to the quiet frontage road.

Entrance Hall

Approached via a multi pane entrance door leading to a central hallway with original wood block flooring and high coved ceiling, large radiator, wide turning carpeted staircase with handrail to first floor landing, large built-in useful full height cloaks hanging cupboard.

Kitchen And Breakfast Room

12' x 9' 7" (3.66m x 2.92m) Independently approached from the entrance hall, fitted along three sides with a range of floor and eye level units with chrome handles and laminate round nosed work surfaces, incorporating a stainless steel sink with chrome mixer taps and drainer, Flavel Milano G60 gas and electric cooker with fitted extractor hood, walls part ceramic tiled, tiled flooring, matching eye level units, radiator, space for a small breakfast table and chairs, space with plumbing for a washing machine, PVC double glazed clear glass window with a side drive aspect, further small glass PVC window to side, double glazed outer door to side drive.





Lounge And Dining Room

26' x 11' 10" (7.92m x 3.61m) An open plan combined lounge and dining room, with measurements that narrow to 8' 9". Charming wood block flooring throughout, living flame coal effect gas fire with hearth, PVC double glazed clear glass French doors with side screen windows open on to the delightful enclosed chiefly level rear gardens, large double radiator, further PVC double glazed clear glass window with a rear garden outlook, two alcoves.

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m) Independently approached from the hall via a white traditional style panel door with regency handle leading to a double size bedroom with carpeted flooring and large picture window in PVC double glazed clear glass with outlooks on to the quiet frontage road, high coved ceiling, radiator.

Bedroom Two

11' 9" x 11' (3.58m x 3.35m) Independently approached from the hall via a white traditional style panel door with Regency handle leading to a further double size bedroom, equipped with mirror fronted contemporary sliding door wardrobes, built-in cupboard housing Ideal Exclusive gas central heating boiler, carpeted flooring, radiator, clear glass PVC double glazed window to side, high ceiling.



First Floor Landing

Approached via a carpeted staircase with handrail leading to a first-floor landing with access to roof space and equipped with a skylight window.

Bedroom Three

12' x 10' 10" (3.66m x 3.30m) Independently approached from the landing via a white traditional style panel door with Regency handle leading to a double size bedroom, inset with a clear glass PVC double glazed window with a pleasing rear garden outlook, radiator built-in cupboard.

Bedroom Four

18' 7" x 10' 5" (5.66m x 3.17m) Independently approached from the landing via a white traditional style panel door with Regency handle leading to a large double size master bedroom with fully fitted wardrobes along two sides, double radiator, two clear glass PVC double glazed front windows with outlooks on to the quiet frontage road.

Cloakroom

Modern stylish white suite with tiled walls and floor independently approached from the first-floor landing via a white traditional style panel door, and comprising slim line W.C., shaped pedestal wash hand basin with chrome mixer taps and pop-up waste. air ventilator, ceiling light.



Outside Front Garden

Partly laid to lawn with stone borders enclosed by low boundary walls.

Entrance Drive

Private off street vehicular entrance drive that continues to the side of the dormer bungalow with access to the garage.

Garage

Detached single garage with up and over door.

Rear Gardens

Beautifully laid out mainly level and fully enclosed by timber fencing along three sides to afford privacy and security. The gardens comprise of a central main lawn with stone finished patios beyond, together with a wide paved sun terrace that is approached from the lounge/dining room, the garden is filled with borders of shrubs and plants and has useful side access.

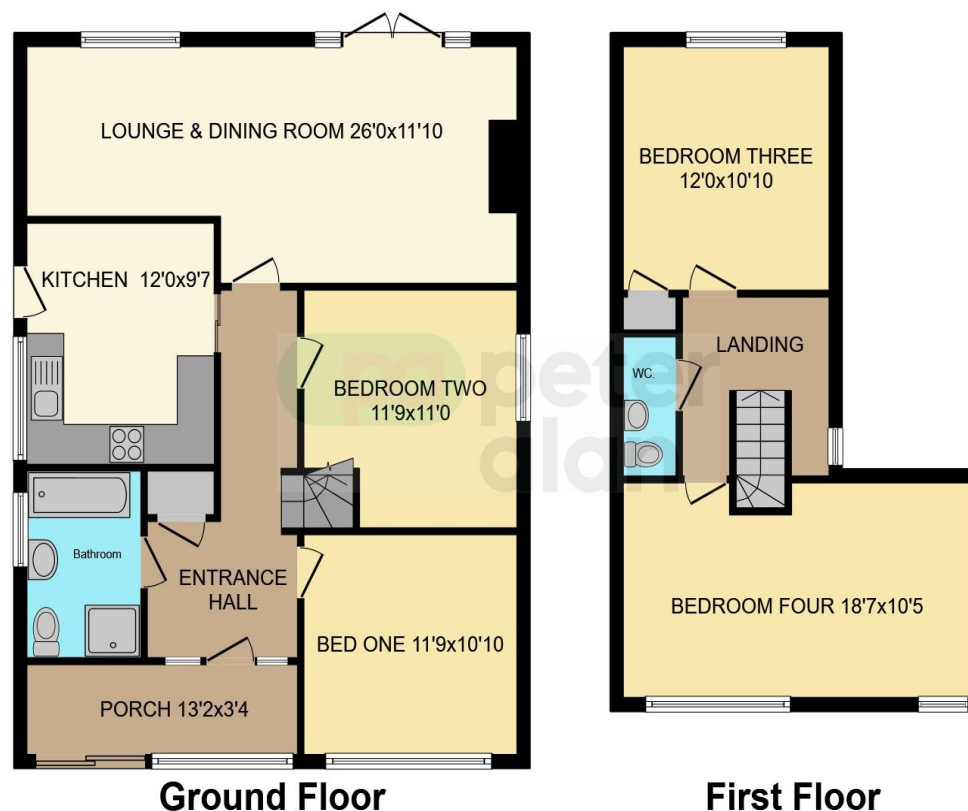






02920 612328

whitchurch@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

