



Edwards & Co
property sales & lettings

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**Wenallt Road
Cardiff
CF14**

POA



- Exceptional 2 double bedroom detached bungalow on Wenallt Road
- Large lounge/dining room opening to rear garden and terrace
- 2 excellent size double bedrooms with fitted wardrobes
- Spacious kitchen/breakfast room with adjacent laundry/utility
- Family bathroom
- Ample driveway parking with detached garage
- Lengthy rear garden with large paved terrace and stream border
- Potential to improve and extend if desired
- Enviably located close to all local amenities
- Not to be missed

Ref: PRA53707

Viewing Instructions: Strictly By Appointment Only

General Description

Much-loved and enviably located 2 double bedroom detached bungalow on very generous plot in Rhiwbina Edwards and Co are delighted to offer for sale another fabulous property located on the lower end of Wenallt Road and within level walking distance of The Deri Stores and Deri Public House. The property, although requiring general modernisation, appears to be in very good order throughout and offers exceptional potential to extend further if ever desired STPP. Internal viewings are essential to fully appreciate this lovely home.



Driveway & Front Entrance

Block and brick entrance wall leading onto the ample driveway parking area.



Front Garden

Sizeable front garden laid predominantly to lawn with mature planted borders. Adjacent driveway parking area.



Detached Garage

Block and brick built detached garage with up and over garage door. We believe that there is power to the garage.



Main Entrance

PVC entrance door positioned on the side of the property opening into the entrance hallway.



Entrance Hallway

This entrance hallway features a spacious layout with ample natural light streaming in from the window. The decor includes a floral patterned carpet that adds a touch of character to the space. The walls are painted in a neutral shade, enhancing the brightness of the area. Doors lead off to the bedrooms, bathroom, laundry room and kitchen/breakfast room.



Kitchen/breakfast room

The spacious kitchen features ample counter space and an efficient layout, ideal for cooking and meal preparation. Large windows provide natural light, enhancing the open atmosphere. The flooring is practical and easy to maintain, ensuring functionality. The room is designed to accommodate a variety of kitchen appliances, making it suitable for modern living.



Laundry Room

The sizeable utility room features ample floor space that allows for various uses. The room benefits from natural light through windows, enhancing the overall brightness and functionality. The layout facilitates easy movement and access, and the tiled walls and flooring offer practical maintenance options. The design promotes an efficient workflow, ideal for laundry and additional storage needs. Access to an external door provides convenience for garden or outdoor use.



Lounge/Dining Room

This spacious room features a generous, open layout with an abundance of natural light flowing through large windows that offer views of the outdoor area. The flooring is carpeted, contributing to a warm and inviting atmosphere. The room's high ceiling is complemented by decorative features that add character and elegance. The overall neutral colour scheme enhances the sense of space and tranquillity, making it a versatile area suitable for various purposes.



Lounge Area

As described.



Dining Area

As described.



Bedroom 1

This spacious bedroom features soft pastel wallpaper, providing a light and airy atmosphere. The room is enhanced by natural light from a large window, which offers views of the front garden. The expansive floor space offers flexibility for various layout options. There is neutral carpeting, contributing to the overall tranquil aesthetic, while the decorative elements add a touch of character. The bedroom also has fitted wardrobe furniture to 2 walls.



Bedroom 2

Bedroom 2 is another very well-proportioned bedroom that features a light and airy atmosphere with large windows allowing ample natural light to fill the space. The walls are adorned with a delicate floral pattern, adding a touch of elegance. The floor is carpeted. The ample wall space offers potential for personalisation or additional storage solutions. Overall, this bedroom is designed to provide a comfortable and inviting environment.



Bathroom

This well-appointed bathroom features a combination of contemporary tiles and a neutral colour palette, creating a bright and spacious atmosphere. The layout includes a bath for relaxation and a separate area for essential bathroom facilities, ensuring functionality. Natural light filters in through a window, providing ventilation and enhancing the overall brightness of the space. The floor is finished with a durable material, complementing the design and making it easy to maintain. The décor is complemented by a selection of soft accessories, adding a touch of comfort to the room.



Paved Terrace

This outdoor space features a spacious patio area, ideal for enjoying fresh air and outdoor entertaining. The surrounds include well-maintained greenery, providing a sense of privacy and tranquillity. The layout allows for ample natural light and offers a pleasant view of the garden area. The surface is paved, ensuring durability and ease of maintenance, making it a versatile area for various uses. Sliding patio doors provide access to the lounge/dining room.



Rear Garden

A fabulously proportioned and very private and enclosed rear garden with mature hedgerow and brick wall borders. The garden is laid predominantly to lawn with planted borders.

Agents Opinion

This spacious detached bungalow located on one of Rhiwbina's most desirable addresses offers exceptional scope for modernisation and/or extension if so desired. The property sits on a substantial plot and has the stream border to the westerly side of the garden. Internally the property appears to be in very good order and offers very well-proportioned rooms throughout. To the front is a sizeable garden adjacent to the driveway that provides ample parking and a detached garage. To the rear is a large private terrace and lengthy rear garden laid predominantly to lawn. Definitely one not to be missed.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Approximate total area⁽¹⁾
1061 ft²
98.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360

Ground Floor Building 1



Approximate total area⁽¹⁾
161 ft²
15 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360

Ground Floor Building 2



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.