



Ty Mynydd House Rhiwbina Hill, Cardiff, CF14 6UF

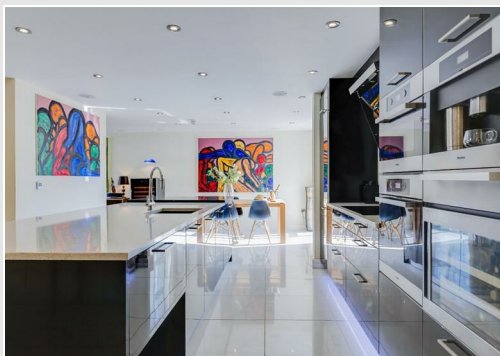
Price £1,100,000

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Welcome to Ty Mynydd House

A statement of architectural excellence and refined living, Ty Mynydd House is a rare offering in the heart of prestigious Rhiwbina Hill. This exceptional residence blends Scandinavian-inspired architecture with contemporary design, and delivers over 3,000 square feet of luxury living.

Entrance & First Impressions

Tucked away behind a private entrance and framed by mature greenery, Ty Mynydd House instantly makes an impression. A crisp white rendered façade, striking anthracite windows and Welsh slate detailing introduce a home where design and craftsmanship are paramount.

The large driveway sweeps towards the house, offering ample parking and a warm welcome home.

Open Plan Elegance

Step into a home designed around light, flow and connection. The elevated open-plan living area is the hub of the house, wrapped in natural light and styled with polished porcelain floors and zoned underfloor heating.

The living room flows seamlessly into the dining area — with enough space to host 12 guests — making this a true entertainer's home.

Bespoke Kitchen & Entertaining

At the heart of the space is the stunning kitchen. A sleek, minimalist design of black cabinetry and white worktops frames a full suite of integrated Miele appliances including oven, microwave, plate warmer, espresso machine, and a wine chiller. The oversized island is ideal for casual dining and entertaining.

A fully fitted utility room discreetly conceals further appliances and fuseboxes for a seamless finish.

Bedrooms & Bathrooms

Spread across three floors, this six-bedroom residence offers flexible family living and the opportunity for multi-generational accommodation.

On the main level, two spacious bedrooms overlook the rear gardens — one with a private balcony, perfect for your morning coffee. A stylish house bathroom serves this floor, with designer fittings and finishes.

Master Retreat

Ascend to the top floor and discover a master suite like no other. Vaulted ceilings with exposed beams, natural light front and back, and bespoke built-in wardrobes create a sanctuary of style and space. The high-spec en suite includes a double shower and twin sinks. A private west-facing balcony completes the experience, offering peace and privacy as the sun sets.

Lower Ground Living

On the ground floor, find further accommodation ideal for guests, teens or even an au pair. This level includes three bedrooms, two with en suites, and a stylish Jack and Jill bathroom. A walk-in dressing room adds hotel-level indulgence.

The Library – Versatile & Inspiring

A standout feature of this home is the oak-lined library with garden access. Whether it becomes your dream home office, tranquil reading room or seventh bedroom, this space embodies flexibility.

Garden Sanctuary

Outside, the landscaped rear gardens offer multiple levels and zones — from a shaded patio for al fresco dining to a manicured lawn for family play. Established trees and hedging provide privacy, and a large timber shed offers additional storage.

Exceptional Location

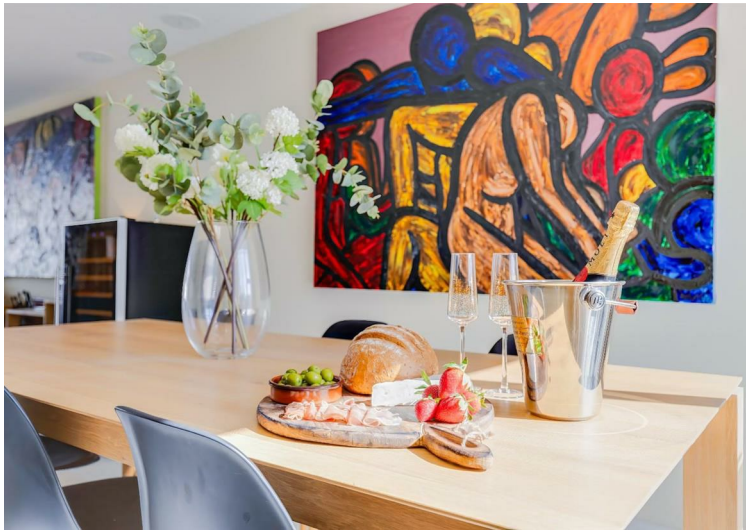
Rhiwbina Hill is one of Cardiff's most exclusive addresses. Known as the 'Chelsea of Cardiff', it's prized for its character, community and connection. Just a short walk to Rhiwbina village for artisan shops and cafés, and excellent local schools are nearby.

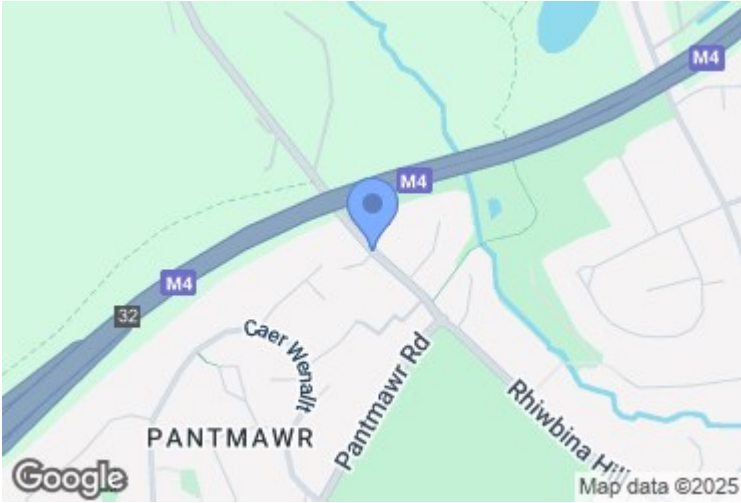
With fast links to the M4 and Cardiff city centre, this location offers the perfect balance between peaceful retreat and urban convenience.

Tenure

We have been advised by the Vendor that the property is FREEHOLD.

Council Tax





Total area: approx. 287.3 sq. metres (3092.7 sq. feet)

(We do not warrant any liability to ensure the accuracy of the floor plan contained herein. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not guaranteed to be in place at the time of completion of the sale. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not guaranteed to be in place at the time of completion of the sale.)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.