



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

**Wenallt Road
Cardiff
CF14**

Guide Price £375,000



- UNIQUE DEVELOPMENT OPPORTUNITY
- Existing detached dwelling on substantial plot
- Outline planning permission agreed
- Planning for 2 modern semi-detached 3 bed homes circa 110 sqm
- Ample front and rear gardens
- Off road parking for 2 vehicles each
- Envious and affluent area location
- Close to Village centre and all local amenities
- First Class catchment for Welsh and English schools
- NOT TO BE MISSED!

Ref: PRA53932

Viewing Instructions: Strictly By Appointment Only

General Description

DEVELOPMENT OPPORTUNITY FOR 2 X 3 BEDROOM SEMI DETACHED DWELLINGS ON WENALLT ROAD, RHIWBINA - GUIDE PRICE £375,000 Edwards and Co are delighted to offer for sale this unique opportunity to acquire the existing detached dwelling on the highly desirable Wenallt Road, Rhiwbina with outline planning permission for a pair of executive style 3 bedroom semi detached homes with commanding views across Cardiff and beyond to the front aspect. The permission allows for the demolition of the existing dwelling to make way for the new homes, and provision has been made for additional car parking spaces, off the road, to the front of each property. Please call or email us for further information.



Existing front elevation

A traditional red brick detached dwelling dating back, we believe, to circa 1920's and occupying an elevated position overlooking Wenallt Road and to Cardiff, and beyond, to the front.



Proposed Front Elevation

A pair of very attractive 3 bedroom, 2 storey executive semi-detached homes that each benefit from ample front and rear gardens plus 2 off road parking spaces. Please note that this is an artists impression only and could be subject to change/ alteration with full planning permission.



Front Garden

As depicted.



Rear

Existing rear elevation as depicted.



Rear Garden

As depicted.

Outline Planning Permission

Outline planning permission granted. Full details at Cardiff Council planning ref. PP-14378721.

Agents Opinion

This is an outstanding opportunity for a developer or self-builder to put their stamp on this highly desirable Rhiwbina address. The purchaser will be able to apply for full planning permission prior to completion on the sale and will be responsible for their own building calculation costs. I would propose that each new build 3 bed property, subject to the correct specification and square footage, will achieve in the region of £525,000 to £550,000 when completed to the desired standard.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground floor plan as proposed



First floor plan as proposed

TALIESIN ARCHITECTURE LIMITED	
94 Hord Llanos, Thornhill, Cardiff, CF14 9LF	
Telephone	029 20 970075
Email	eng@taliesinarchitecture.co.uk
PROJECT:	
PROPOSED 2 NO. 254-DETACHED DETACHMENT DWELLINGS ON PLOT AT 95 NEWELL ROAD, RHINOW, CARDIFF	
TITLE:	
FLOOR PLANS AS PROPOSED	
Drawn:	Checked:
Date:	Scale:
12.11.2025	1:100 @ A4
DRAWING TYPE:	
OUTLINE PLANNING	
DRAWING NO. / REVISION	
00208 - 100	

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

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.