hrt
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12 Lon Cae Porth, Rhiwbina, Cardiff, CF14 6QL

Cardiff

In Excess of £550,000

12 Lon Cae Porth

A spacious, fully refurbished 3/4-bedroom semi-detached property with a southerly-facing landscaped garden, situated in a peaceful yet highly convenient location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Deceptively spacious semi-detached property.
- Flexible living and bedroom accommodation.
- Fully refurbished and remodelled by the current owners.
- Beautifully presented with a high-quality finish throughout.
- Highly sought-after, peaceful yet convenient location.
- Enclosed, landscaped, southerly-facing rear garden.
- Ample off-road parking and EV charging point.
- Open-plan kitchen/dining/living room, with snug/playroom off.
- Two ground-floor bedrooms, currently used as additional reception rooms.
- Ground-floor bathroom, utility room and store room.
- Two double bedrooms and family shower room on the second floor.

This deceptively spacious semi-detached property has been comprehensively renovated by the current owners and now offers beautifully presented accommodation finished to an exceptional standard throughout.
The property provides versatile living and bedroom space, ideally suited to growing families or those looking to downsize without compromising on style or comfort.

The accommodation begins with an inviting **ENTRANCE HALLWAY** featuring stylish amtico wood affect flooring, which continues seamlessly through to the open-plan living areas.

The **DINING ROOM** benefits from a bespoke staircase rising to the first floor, with useful understairs storage cupboards. The adjoining **LIVING AREA** enjoys an abundance of natural light, with glazed French doors opening onto and overlooking the rear garden.

Open plan to the **LIVING AREA** and **DINING ROOM** is an impressive **KITCHEN**, featuring a rear-facing window and a striking lantern-style skylight. The kitchen is fitted with a sage-coloured range of shaker-style base, wall, and larder units, complemented by 'butcher's block' style work surfaces and part ceramic tiled splashbacks. There is a Belfast sink with a mixer tap, an integrated dishwasher, and space and plumbing for a range cooker with an extractor hood above. Steps and an open archway lead to the **UTILITY ROOM**, which continues the same cabinetry style and offers space and plumbing for a washing machine and an American-style fridge freezer.

A door from the **UTILITY ROOM** leads into the remaining section of the original **GARAGE**, which benefits from an electric roller shutter door accessed from the driveway. This space houses the gas-fired combination boiler and offers power, lighting, and additional storage for white goods.

Double sliding doors from the **LIVING AREA** open into a versatile **SNUG / PLAYROOM**, which also enjoys views over the garden.

To the front of the house are two ground floor bedrooms, currently utilised by the owners as additional reception rooms. **BEDROOM THREE** is presently arranged as a lounge with a large picture window to the front, while **BEDROOM FOUR** is used as a home office, featuring a front-facing window and exposed herringbone woodblock flooring.

Off the **ENTRANCE HALLWAY** is a well-appointed ground floor **BATHROOM** with a side-facing window, fitted with a contemporary white three-piece suite comprising a panelled bath with fully tiled surround, and both rainfall and handheld shower fittings. There is a vanity sink unit with storage beneath and a low-level WC.

On the first floor, the **LANDING** is enhanced by skylights on both sides and provides access to eaves storage and two further bedrooms.

BEDROOM ONE is dual aspect, with windows to the rear and side, enjoying views over the garden and beyond. It also benefits from fitted eaves wardrobe cupboards and an air-conditioning unit.

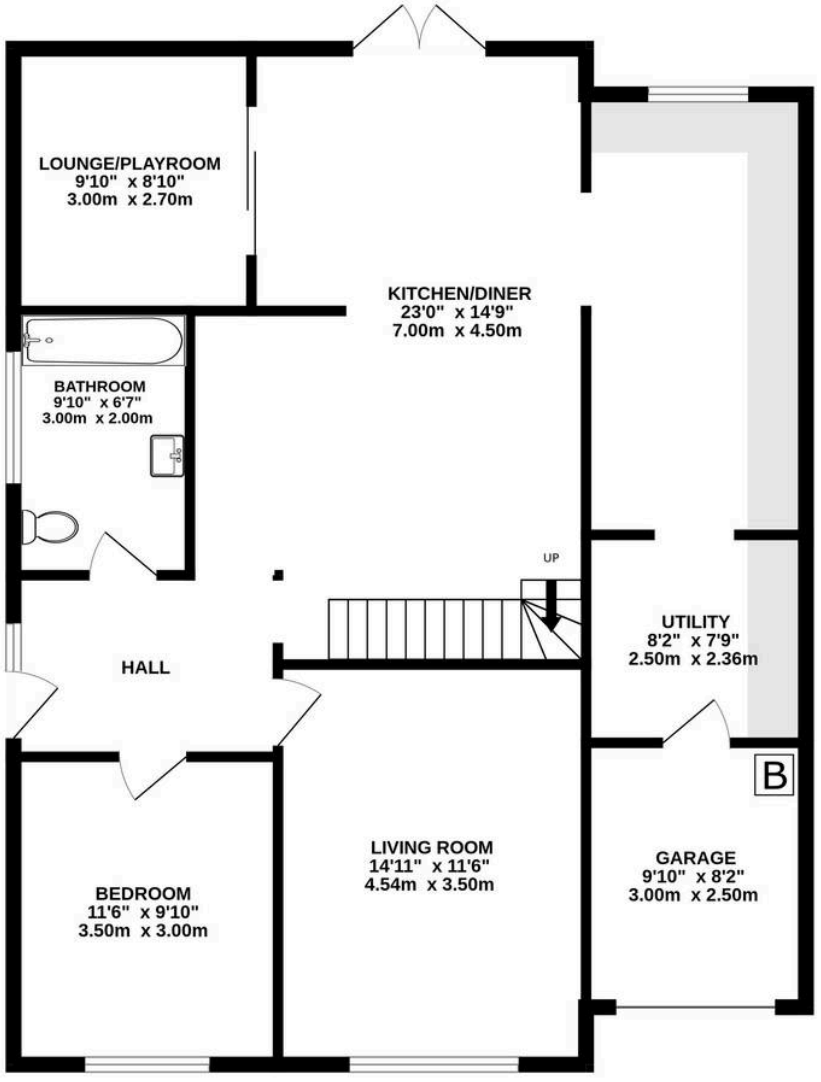
BEDROOM TWO has a front-facing window and features bespoke fitted eaves wardrobes, and an air-conditioning unit.

The first floor **SHOWER ROOM** is well-designed, with two skylights and a fully tiled wet area incorporating both rainfall and handheld shower fittings. There is a dual "his and hers" sink unit set on a white marble work surface, with storage below, and a low-level WC with concealed cistern.

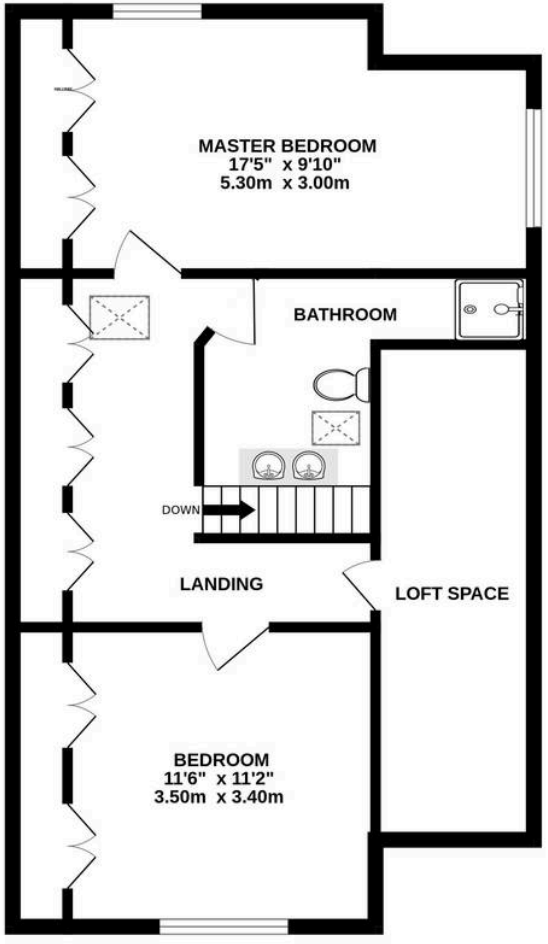
Externally, to the front of the property, there is a paved driveway providing off-road parking for three vehicles. A pathway runs alongside the house, leading to the front entrance.

The enclosed, south-facing **REAR GARDEN** features a raised decked patio extending from the rear of the house, leading down to a lawn bordered by established shrubs and flower beds, as well as a raised vegetable garden. At the far end is an additional paved patio area and a useful timber-framed garden shed. The garden is enclosed by timber fencing and block walls, ensuring a good degree of privacy.

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 sq.m.) approx.

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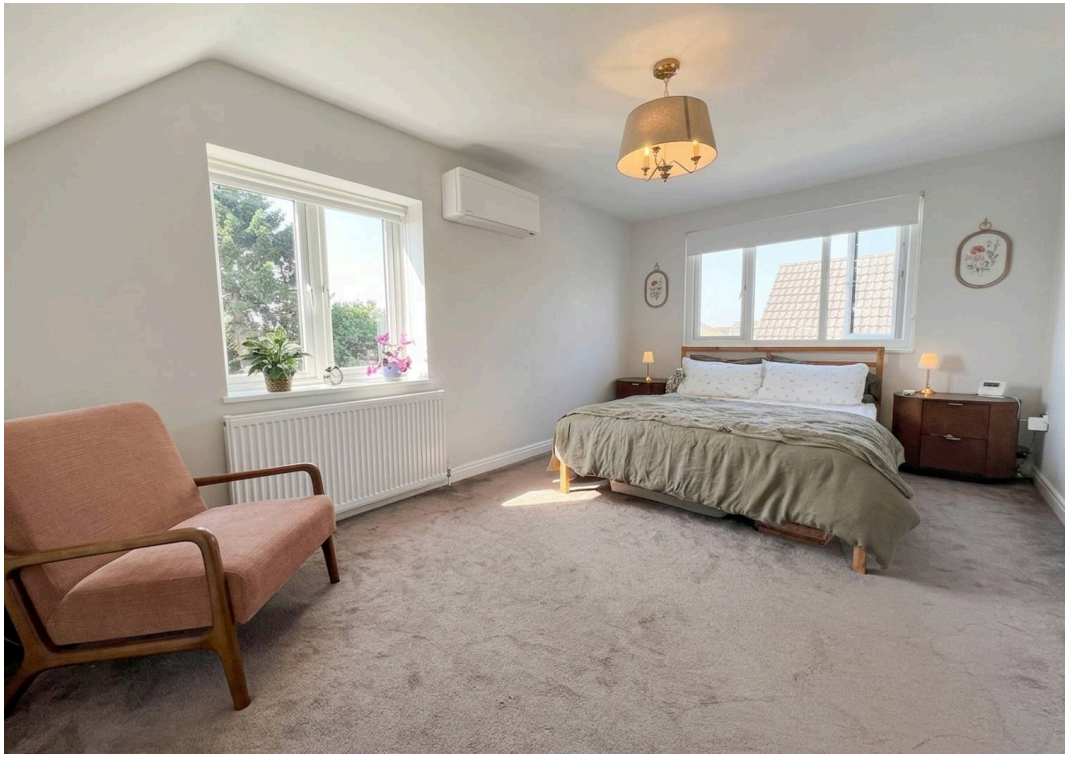

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