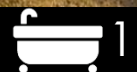




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16 Pen-Y-Groes Road, Rhiwbina, Cardiff, CF14 4SU.

£695,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



A truly unique detached four-bedroom house, built in 1938 by Messrs Coffin Builders, for the sole residence of Martin Coffin, a highly respected local private developer in Cardiff, and occupying a corner plot, with level surrounding gardens, just a short walk from highly favoured and sought after Rhiwbina Garden Village. Rhiwbina Village has an ever-increasing number of local amenities including its own Railway Station, providing fast travel to both Queen street and Cardiff Central.

This substantial and versatile bright detached home, benefits gas heating with panel radiators, new Combi boiler installed in 2019, replacement PVC double glazed windows and outer doors, an intruder alarm, charming wood block floors, original panel internal doors, picture rails and plate rails, an elegant entrance reception hall with a charming staircase, with useful built in cloaks hanging cupboard ideal, a stained glass leaded original front entrance door, and moulded architraves and skirting boards.

The generous living space also provides 147 square metres/ 1600 square feet, and comprises a through lounge and dining room (26'7 x 12'0), a separate dining room with wide splayed bay window (13'6 x 13'9), an open plan L shaped kitchen and breakfast room (21'0 x 12'0 narrowing to 7'3), a downstairs wc and wash hand basin, whilst on the first floor there are four good sized bedrooms, and a family bathroom with separate wc. Outside a private drive leads to a detached single garage.

Important Probate Information

The property is available with no chain; however, we are awaiting probate.

Rhiwbina Village Amenities

The main working high street includes independent shops, local services, and dining spots including the Mesen Restaurant, Coffi Lab, The Secret Shed Café on Beulah Road, Beulah Road Snails Delicatessen, a Parsons Bakery, a Co-op, The Old Butchers Arms pub and restaurant, The Marco's Trattoria Restaurant along Heol Llanishen Fach, Pane Olio Italian Restaurant on Heol Y Deri, The Juboraj Indian Restaurant on Heol Y Deri, The Rhiwbina Tap & Cellar Bar, Coopers Gift Shop on Beulah Road, The Casa Green Gift Shop on Heol Y Deri, The Deri Stores on Wenallt Road, and The Wine Republic Wine Merchants and Bar located also on Heol Y Deri, and The Gateway of India Heat and Eat store located also in the Village, to mention just a few.

The local high school for Rhiwbina is Whitchurch High, whilst the local primary school is Rhiwbina Primary School located on Lon Ucha, there are also excellent Welsh Schools including Ysgol Gyfun Glantaf. Churches in Rhiwbina include The Church of Jesus Christ of Latter-Day saints located on Heol Y Deri, Rhiwbina Baptist Church on Lon Ucha, All Saints Church on Heol Y Felin, Bethany Baptist Church located on Heol Llanishen Fach, and Beulah United Reformed Church. There is also a Dry Cleaners on Beulah Road, and The Garden Village Garage also located in the village.

Aml Checks

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks





Ground Floor Entrance Porch

Approached via two double glazed part panelled front entrance doors leading to a front porch with ceramic tiled threshold.

Entrance Hall

17' x 7' (5.18m x 2.13m) Approached via an original charming part panelled front entrance door inset with elegant stained glass leaded windows with matching side screen windows, opening into a hallway of character with original plate rail, moulded skirting boards and door architraves, original panel doors to ground floor rooms. Wall mounted Baxi Brazilia Slimline 8S wall heater, PVC double glazed window with original stained glass leaded units, high ceiling, radiator, further patterned glass double glazed PVC window with leaded upper lights. Useful built in full height cloaks hanging cupboard.

Through Lounge and Dining Room

26' 7" x 11' 11" (8.10m x 3.63m) Narrowing to 9 ft 10. Approached independently from the entrance hall via an original panel door leading to a through lounge and dining room with large PVC double glazed picture window with outlooks onto the quiet frontage road, stone fireplace with stone hearth with wall mounted gas fire, large double radiator, large single radiator, clear glass PVC double glazed window to side.



Dining Room

13' 9" x 13' 6" (4.19m x 4.11m) Approached independently from the entrance hall via an original panel door leading to another charming reception room with high ceiling with original plate rail, wide splayed bay with PVC double glazed windows with outlooks across the side gardens, large double radiator, wall mounted gas fire.

Open Plan Kitchen

21' x 12' (6.40m x 3.66m) Narrowing to 7 ft 3. Fitted along four sides with an extensive range of floor and eye level units with white fronts and dark oak handles beneath round nosed laminate patterned work surfaces incorporating a stainless steel sink with mixer taps and drainer, integrated ATAG four ring gas hob with concealed extractor hood, integrated AEG fan assisted electric oven with separate grill, integrated Miele dishwasher, space with plumbing for a washing machine, integrated low level fridge, drawers with custom made cutlery compartments, part ceramic tile walls, ceramic tiled floor, large PVC double glazed window with a side aspect, ornamental end shelves, tongue and groove ceiling. Carpeted breakfast area with space for a breakfast table and chairs, PVC double glazed window with further side garden aspect, PVC double glazed outer door with patterned glass leading to the rear gardens. Large radiator.

Downstairs Cloakroom

Approached independently from the kitchen with ceramic tile walls and ceramic tiled floor comprising W.C, wash hand basin, PVC patterned glass window double glazed to side, eye level vanity cupboards.



First Floor Landing

Approached via a wide single flight carpeted staircase leading to a good size main landing with high coved ceiling, picture rail, replacement PVC double glazed window inset with original stained glass leaded lights. Access to roof space. Built in former airing cupboard now a linen cupboard with shelving housing a Worcester combi gas fired central heating boiler.

Master Bedroom One

15' x 12' (4.57m x 3.66m) Approached independently from the landing via an original panel door with regency handles leading to a spacious double size bedroom with large radiator, wide replacement PVC double glazed window with outlooks onto the quiet frontage road, full range of fitted wardrobes full height along one wall with white doors and characteristic handles incorporating a central dressing table.

Bedroom Two

13' 6" x 13' 5" (4.11m x 4.09m) Independently approached from the landing and leading to a further double size bedroom with high coved ceiling, alcove, large radiator, and a replacement PVC double glazed window inset within a wide splayed bay with outlooks across the side gardens and onto the quiet frontage road.



Bedroom Three

11' 6" x 10' (3.51m x 3.05m) Independently approached from the landing via an original traditional panel door with regency handle leading to a further double size bedroom, inset with a replacement PVC double glazed window with a side aspect, double radiator, access to a walk in wardrobe which measures 3 ft 7 depth x 10 ft width complete with PVC double glazed replacement patterned glass window to rear.

Bedroom Four

8' 6" x 7' (2.59m x 2.13m)

Independently approached from the landing leading to a good size fourth bedroom equipped with an original picture rail, high coved ceiling, radiator and a replacement PVC double glazed window with outlooks across the quiet frontage road.

Family Bathroom

6' 7" x 7' (2.01m x 2.13m) White suite with porcelain tiled walls and vinyl tiled floor comprising bath with chrome taps and a chrome shower fitment with a clear glass shower screen, chrome hand grip, large, shaped pedestal wash hand basin with chrome taps, stylish chrome vertical radiator/towel rail, replacement patterned glass PVC double glazed window to side.

Separate W.C

Independently approached from the landing, and comprising Twiford W.C with chrome handle, porcelain part tiled ceramic tiled walls, vinyl tiled floor, replacement PVC double glazed patterned glass window to side.



Outside Front Garden

Double fronted comprising two lawns with a middle pathway approached via a decorative garden gate surmounted on two brick pillars, enclosed by low brick-built boundary walls and edged with pretty shrubs and plants.

Side Garden

The property benefits from a larger than average side garden which is landscaped and chiefly laid to lawn edged with pretty borders of shrubs and plants and garden trees, enclosed to one side by brick-built boundary walls.

Rear Garden

The rear garden is chiefly paved very private and enclosed, bordered by garden trees and plants, enclosed by brick-built boundary walls and equipped with outside floodlights, and independently providing a second side garden accessed via a garden gate to the front.

Entrance Drive

Private off road entrance drive approached via a dropped kerb enclosed by double gates surmounted on brick pillars and enclosed by low boundary walls.

Garage

16' 4" x 8' 4" (4.98m x 2.54m) Brick built single garage with up and over door, PVC double glazed clear glass window, PVC part panelled courtesy door to gardens.

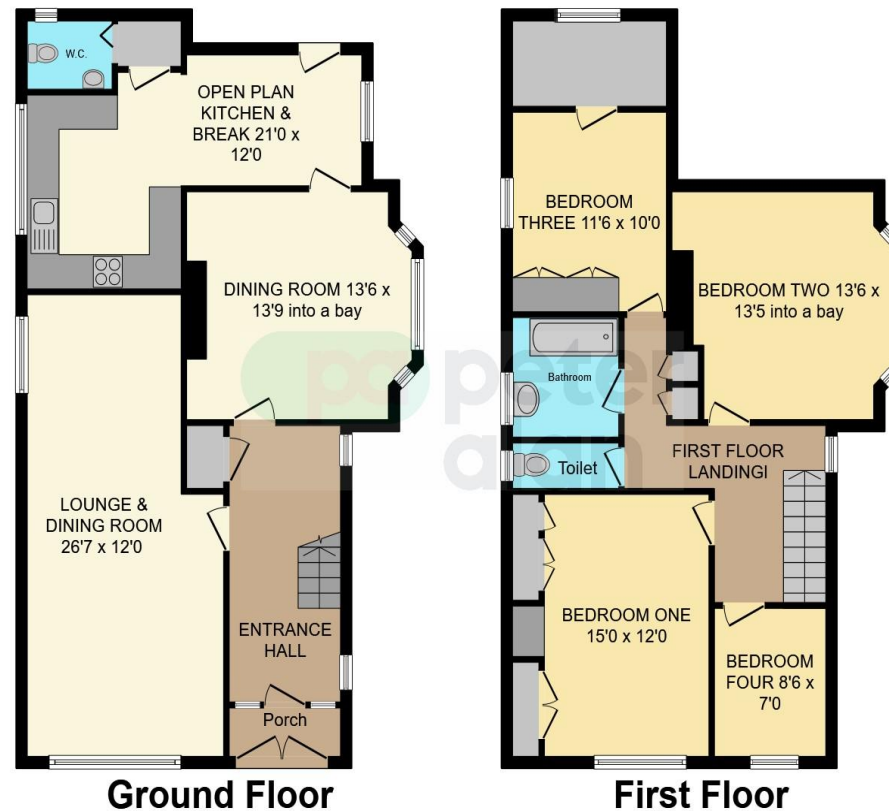






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Important Information

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