



Lon-Ysgubor,
Rhiwbina, Cardiff,
CF14 6SF



Price Guide
£625,000

5 Bedrooms
House - Semi-Detached

A spacious and highly versatile five bedroom semi-detached family home, ideally positioned on the ever popular Lon Ysgubor in the heart of Rhiwbina. This attractive bay fronted property offers generous and well balanced accommodation, perfectly suited to modern family living. The home has been thoughtfully extended including an integral garage, creating valuable additional bedroom space and enhancing the overall layout, making it ideal for growing families or those seeking flexibility. To the ground floor, the property provides two well proportioned reception rooms, offering adaptable living space for everyday family life, entertaining or home working. The layout flows well, with clear potential to further enhance or reconfigure to suit individual requirements. The addition of two bathrooms further supports busy family living. Externally, the property continues to impress with a private and established south facing rear garden, providing an excellent setting for outdoor dining and family use. To the front, driveway parking and a garage offer practical day to day convenience, while the recently installed roof adds reassurance and long term value. Lon Ysgubor remains a firm favourite with family purchasers, thanks to its quiet residential setting and excellent position within catchment for highly regarded schools, as well as its proximity to local amenities and transport links.



ENTRANCE HALL

7'3" x 18'0"

A welcoming and well proportioned entrance hall setting the tone for the home, offering a bright first impression with access to all principal ground floor rooms, finished with neutral décor and staircase rising to the first floor.

LIVING ROOM

11'3" x 19'2"

A comfortable and inviting rear reception room enjoying views of the south facing garden, creating a naturally bright space, ideal for relaxed family living or quieter evenings.

DINING ROOM

11'3" x 11'7"

A spacious and versatile front reception room, perfectly suited to formal dining or as a second sitting room, with ample space for a large dining table and seating, ideal for entertaining.

BREAKFAST ROOM / DINER

7'9" x 15'4"

A highly adaptable space forming a natural link between the kitchen and living accommodation, ideal for informal dining, family use or a morning room, with scope to further enhance into an open plan arrangement if desired.

KITCHEN

10'8" x 9'9"

A functional kitchen space fitted with a range of units and work surfaces, offering direct access to the rear garden and excellent potential for modernisation or reconfiguration to create a more contemporary open plan layout.



Features

- Five Bedroom Semi Detached Family Home
- Two Reception Rooms Offering Excellent Versatility
- Double Storey Extension with Integral Garage
- Two Bathrooms
- New Roof (2022) Providing Peace Of Mind
- South Facing Private Rear Garden
- Driveway Parking And Garage
- Attractive Bay Fronted Property
- Highly Sought After Location In Rhiwbina

UTILITY

6'7" x 4'5"

A practical and useful addition providing space and plumbing for appliances, keeping the main kitchen area uncluttered, with additional storage and workspace.

GARAGE

10'10" x 11'8"

A valuable and versatile space currently used for storage, featuring double doors for easy access, offering clear potential for conversion into additional living accommodation, subject to the necessary consents.

FIRST FLOOR

LANDING

A central landing providing access to all bedrooms and bathroom facilities, with a balanced layout ideal for family living. Loft access to an excellent roof space, fully boarded using LoftZone.



BEDROOM ONE

10'9" x 12'5"

A generous principal double bedroom enjoying a front aspect, offering ample space for wardrobes and bedroom furniture, creating a comfortable and well proportioned main suite.

BEDROOM TWO

10'2" x 11'6"

A well proportioned double bedroom offering flexibility for use as a bedroom, guest room or additional workspace if required.

BEDROOM THREE

11'0" x 11'7"

A spacious double bedroom positioned to the rear, overlooking the garden and providing a peaceful outlook, ideal for family members or guests.

BEDROOM FOUR

7'4" x 10'6"

A versatile room ideally suited as a single bedroom, nursery or home office, offering flexibility to adapt to changing family needs.

BEDROOM FIVE

10'9" x 6'4"

Forming part of the extension above the garage, this additional bedroom provides valuable extra accommodation, ideal as a child's room, study or hobby space, enhancing the overall versatility of the home.

BATHROOM

7'8" x 6'2"

A well appointed family bathroom serving the main bedroom accommodation, fitted with a shower over bath, wash hand basin and WC, finished with tiled surrounds.

BATHROOM TWO

7'2" x 5'9"

A second bathroom facility fitted with a shower over bath, wash hand basin and WC, providing excellent practicality for busy family living and reducing morning congestion.

OUTSIDE

FRONT

The property is approached via a driveway providing off road parking and access to the garage, with the attractive bay fronted elevation and recently renewed roofline creating a strong and appealing first impression.

REAR

A private and established rear garden enjoying a desirable south facing aspect, offering a fantastic space for outdoor dining, entertaining and family use, with a good degree of privacy and plenty of natural sunlight throughout the day.

TENURE

This property is understood to be freehold. This will be verified by the purchasers solicitor.





COUNCIL TAX

Band F

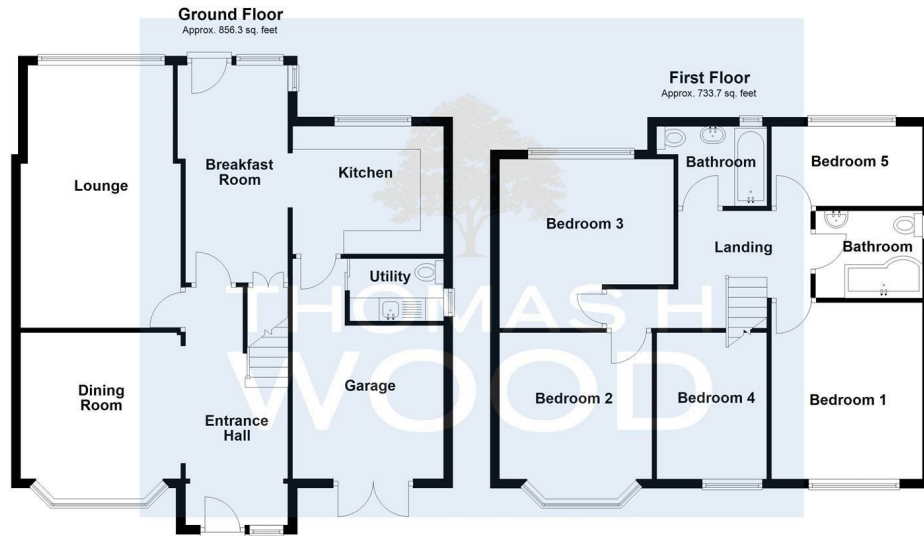
Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1590.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



-  5 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: C



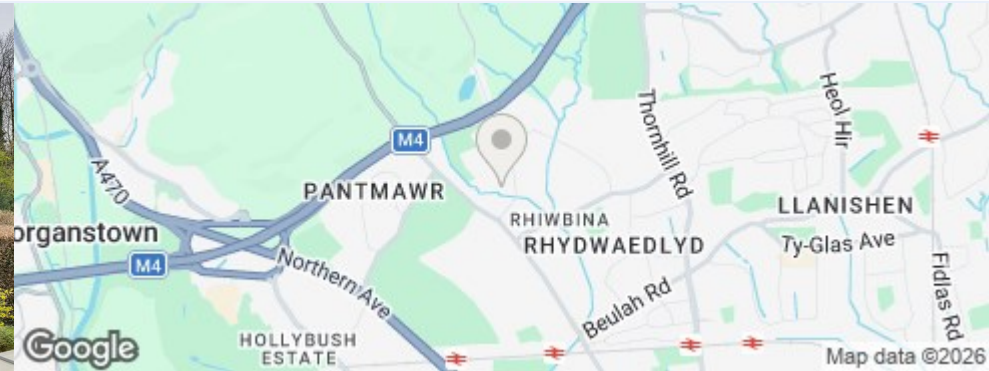


Total area: approx. 1590.0 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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