



THOMAS H
WOOD

Brooklyn Close,
Rhiwbina, Cardiff,
CF14 6UT


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Asking Price
£585,000

4 Bedrooms
House - Detached

A rare and exciting opportunity to acquire a substantial four-bedroom detached family home, offered to the market for the first time in over 50 years. Occupying a generous position within a quiet cul-de-sac in the heart of Rhiwbina, this much-loved home has remained in the same ownership since it was built in 1970 and even retains its original architect's drawings, providing a fascinating insight into the property's history.

Extending to approximately 2,000 sq ft, the property offers spacious and highly versatile accommodation, thoughtfully adapted over the years to evolve with the needs of its owners. The ground floor briefly comprises a generous lounge overlooking the beautifully established rear garden, separate dining room with direct access onto a raised decked terrace, fitted kitchen with breakfast area, home office, additional family room and a ground floor shower room with WC. The flexible layout is ideally suited to growing families, those working from home or multi-generational living.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all served by a family bathroom and a spacious landing with excellent built-in storage. Having been lovingly maintained throughout its ownership, the property presents a wonderful opportunity for a new family to update and personalise at their own pace while creating a forever home.

The rear garden is undoubtedly one of the property's defining features. Beautifully established and meticulously maintained over many decades, it enjoys an excellent degree of privacy with mature specimen trees, colourful planting, generous lawn and thoughtfully designed seating areas, creating a peaceful outdoor environment to enjoy throughout the seasons. A raised decked terrace, accessed directly from the dining room, provides the perfect setting for outdoor dining and entertaining whilst overlooking the gardens below.



ENTRANCE HALLWAY

Entered via UPVC front door into a welcoming entrance hallway with staircase rising to the first floor landing, useful under stairs storage cupboard and doors leading to the principal ground floor accommodation.

LOUNGE
11'10" x 19'11"

A generous principal reception room enjoying delightful views across the beautifully established rear garden. Offering excellent proportions for both everyday family living and entertaining, the room is centred around an attractive electric fireplace.

Features

- First Time To The Market In Over 50 Years
- Spacious Four Bedroom Detached Family Home
- Three Flexible Reception Rooms
- Ground Floor Shower Room With WC
- Beautifully Established Mature Rear Garden
- Raised Decked Entertaining Terrace, Extensive Undercroft Storage
- Walking Distance To Rhiwbina Village
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

KITCHEN
11'10" x 11'8"

A spacious fitted kitchen overlooking the front aspect with an excellent range of wall and base units complemented by contrasting work surfaces incorporating a stainless steel sink unit. Fitted double electric oven, gas hob with extractor canopy above, space for fridge/freezer, washing machine and dishwasher. Ample space for a breakfast table and chairs makes this an ideal everyday family kitchen.





DINING ROOM**9'11" x 11'8"**

A bright and welcoming dining room enjoying French doors opening directly onto the raised decked terrace, creating a seamless connection between the indoor and outdoor living spaces and making it an excellent space for family dining and entertaining.

HOME OFFICE**8'1" x 8'10"**

A versatile reception room currently utilised as a home office, equally suited as a study, hobbies room or children's playroom.

FAMILY ROOM**7'6" x 16'11"**

A generous and highly versatile reception room providing flexible accommodation ideal as a family room, snug, games room or additional home office.

GROUND FLOOR SHOWER ROOM**12'4" x 7'6"**

A spacious fully tiled shower room comprising corner shower enclosure, pedestal wash hand basin and low-level WC. Obscured UPVC window, radiator and recessed spotlights.

FIRST FLOOR**LANDING**

A spacious landing with two useful storage cupboards, loft access via pull-down ladder and a large UPVC side window providing excellent natural light.

BEDROOM ONE**11'9" x 12'6"**

A generous double bedroom overlooking the rear garden with fitted wardrobes and radiator.

BEDROOM TWO**9'11" x 11'5"**

A further spacious double bedroom overlooking the rear garden with fitted wardrobes and radiator.

BEDROOM THREE**10'0" x 9'11"**

A well-proportioned bedroom overlooking the front aspect with fitted wardrobe and radiator.

BEDROOM FOUR**11'2" x 8'8"**

A comfortable fourth bedroom overlooking the front aspect with useful built-in cupboard housing the hot water cylinder.




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**4 BEDROOMS****2 BATHROOMS****4 RECEPTION ROOMS****ENERGY RATING: D****Information**

- Postcode: CF14 6UT
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 177.50 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

FAMILY BATHROOM

7'0" x 5'5"

Appointed with a three-piece suite comprising panelled bath with chrome mixer shower over, vanity wash hand basin with storage beneath and low-level WC. Obscured UPVC window and radiator.

OUTSIDE**FRONT**

Occupying an attractive position within a quiet cul-de-sac, the property enjoys a generous frontage with lawn, mature planting and driveway providing off-road parking. Side access leads to the rear garden.

REAR

A true highlight of the property is the beautifully established rear garden, lovingly maintained over many decades and offering an exceptional degree of privacy. A generous lawn is framed by mature specimen trees, colourful shrubs and beautifully stocked borders, creating a tranquil setting to enjoy throughout the seasons.

A raised decked terrace, accessed directly from the dining room, provides the perfect space for outdoor dining and entertaining, whilst additional paved seating areas offer further places to relax and enjoy the surroundings. Beneath the deck is extensive undercroft storage together with the Worcester combination boiler, installed approximately two years ago.

TENURE

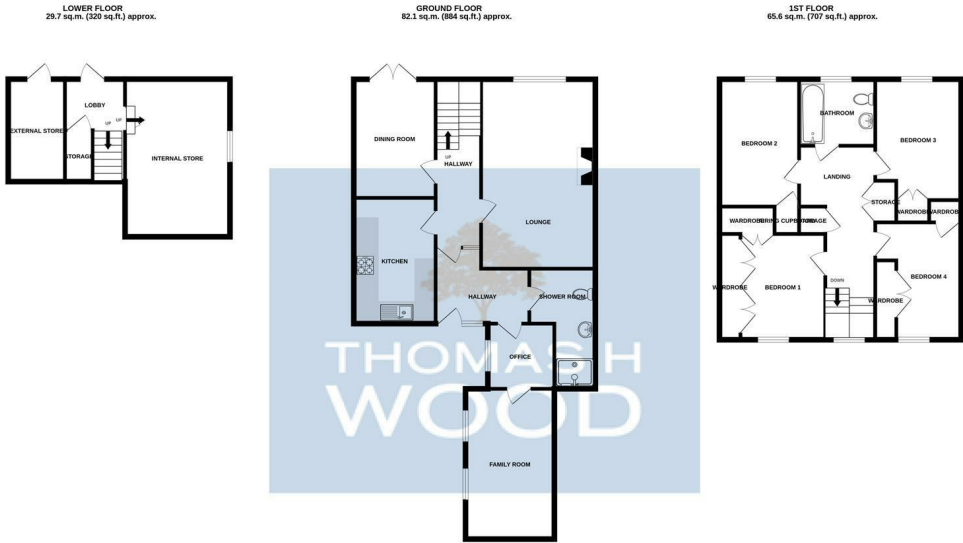
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band G







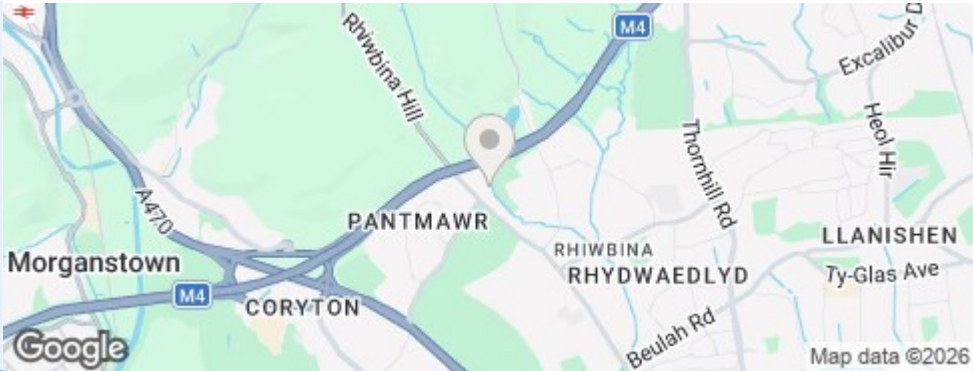
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

TOTAL FLOOR AREA : 177.5 sq.m. (1911 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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