



Tyn-y-Parc Road
Cardiff
Cardiff
CF14

Guide Price £599,999



- Extended and voluminous 4 double bedroom semi-detached bungalow
- Large principal reception room open-plan to dining room
- Modern and stylish kitchen
- Bedrooms 1 and 2 with en-suite shower/wc's
- 2 further spacious double bedrooms (bed 3 with dressing room)
- Modern family bathroom with bath and separate shower
- Beautifully presented and maintained throughout
- Large rear garden with lawn and paved terrace
- Ample driveway parking for approx. 4 vehicles
- First class Welsh and English school catchments

Ref: PRA53771

Viewing Instructions: Strictly By Appointment Only

General Description

An exceptionally well proportioned and extended 4 double bedroom, 3 bathroom, family sized home in Rhiwbina
Edwards and Co are delighted to offer for sale this very spacious property offering 4 bedrooms, 2 with en-suite shower rooms, a modern family bath/shower room, a huge principal reception room opening to the dining room and a stylish kitchen. The property further benefits from having ample driveway parking and a sizeable rear garden with paved terrace. Must be viewed to be fully appreciated.



Entrance Hallway

This property features a welcoming entrance hallway with polished herringbone flooring that adds character to the space. The front door, a modern design with glazed panels, allows natural light to filter in, enhancing the overall ambience. Doors off to bedrooms 3 and 4, family bathroom and dressing room. Door to Principal Reception Room. The layout ensures a practical flow throughout the area, making it a convenient entry point to the home. Natural light is well-utilised in the hallway, creating an inviting atmosphere.



Bedroom 3

This spacious double bedroom features a large bay window, allowing for plenty of natural light to fill the room. The flooring is finished in a stylish parquet design, adding warmth and character. The walls are painted in a neutral tone, creating a calm and inviting atmosphere. The room benefits from ample space, making it suitable for various layouts. It is positioned to take advantage of the views outside, contributing to a pleasant sense of openness.

Storage Room

A sizeable storage room.



Bedroom 4

Bedroom 4 is another spacious double bedroom that offers an abundance of natural light, thanks to large bay windows. The room features a warm and inviting colour palette, complemented by elegant window treatments. The flooring is finished with classic parquet, adding to the overall charm of the space. Ample storage is available, enhancing functionality within the room. Overall, this bedroom provides a comfortable and tranquil environment, ideal for relaxation.



Bath/Shower Room

This modern bathroom features wall-to-wall tiling, offering a sleek and clean aesthetic. Natural light is provided by a window, enhancing the bright and airy atmosphere of the space. The room is designed for functionality, ensuring a practical layout that optimises usability. Floor tiles are laid in a coordinated manner, contributing to the overall contemporary feel of the bathroom. The room has a w/c, panelled bath, wash hand basin plus recessed shower unit.



Principal Reception Room

The very spacious living area features an open-plan layout that enhances natural light, illuminated by skylights above. The room boasts a contemporary design with a neutral colour palette, creating a bright and welcoming atmosphere. The flooring is tiled, providing a modern touch, while the walls are finished in a crisp white, contributing to the airy feel. The strategic arrangement of windows allows for ample sunlight throughout the day, making it a pleasant space for relaxation and socialising.



Principal Reception Room Second Angle

As described.



Additional Picture

As described.



Additional Picture 2

As described.



Additional Picture 3

As described.



Dining Room

Open-plan to the main living area, the dining area features ample natural light, accentuated by multiple skylights above and glazed doors to the rear garden. The room is designed with an open layout, allowing for a welcoming atmosphere. The flooring is laid with large, contemporary tiles that enhance the sense of space.



Dining Room Second Angle

As described.



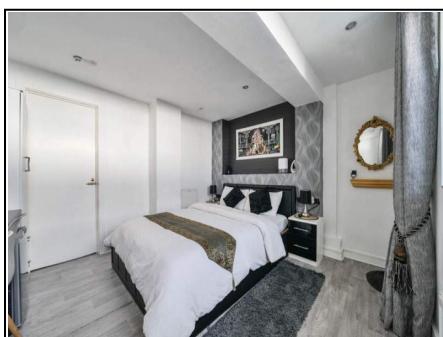
Kitchen

This modern kitchen features a bright and spacious layout with high ceilings, enhanced by a skylight that allows for ample natural light. The room is designed with sleek white cabinetry and a contemporary colour palette, creating a clean and inviting atmosphere. The flooring is finished with large, glossy tiles, contributing to the room's overall brightness. There is a combination of wall and base units, offering plenty of storage space. Large windows provide additional light and a view of the outdoors.



Kitchen Second Angle

As described.



Bedroom 2 with En Suite Shower Room

Bedroom 2 is another well-proportioned double bedroom that features a spacious layout with a contemporary design. The walls are adorned with tasteful décor, contributing to a modern and inviting atmosphere. The flooring is sleek, enhancing the overall aesthetic. Natural light is maximised through windows to the side aspect, creating a bright and airy environment. Door to en-suite shower room.



En Suite Shower Room to Bedroom 2

This modern en-suite features a spacious walk-in shower with glass screens, allowing for an open and airy feel. The walls are finished with sleek, light-coloured tiles that enhance the contemporary aesthetic. A wall-mounted mirror adds depth to the space, reflecting natural light. The flooring is designed for practicality, providing a clean and stylish base. This bathroom combines functionality with a modern design, making it an inviting and comfortable area.



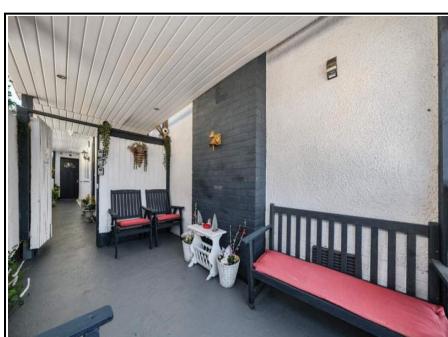
Bedroom 1 with En Suite Shower Room

This spacious bedroom features ample natural light, provided by a large window. The walls display a combination of serene colours, contributing to a calming atmosphere. The room includes a well-designed layout that maximises space, and there is a designated area suitable for a work surface. Additionally, storage options are available within the room, enhancing its functionality. The flooring is modern and easy to maintain, adding to the overall appeal of the space.



En Suite Shower Room to Bedroom 1

The en-suite shower room to bedroom 1 features a spacious layout with contemporary finishes. The walls are adorned with a stylish marble effect, creating an elegant and modern atmosphere. A large shower area is present, designed for convenience and ease of access, while natural light enters through well-placed windows. The flooring is made from durable material, ensuring practicality and low maintenance.



Courtyard

This exterior area, opening to the front driveway offers a welcoming and spacious atmosphere with a covered walkway featuring ample natural light. The walls are finished in a combination of textured surfaces, providing an attractive backdrop. The floor is treated for durability and ease of maintenance. The passage leads towards the rear of the property, contributing to a sense of privacy and accessibility.



Rear Garden

The very private, sizeable and enclosed well-maintained garden features a large lawn, ideal for outdoor activities and relaxation. The pathways are paved with grey tiles, bordered by a vibrant array of flowers and stones, adding colour and charm to the space. Mature trees provide greenery and shade, creating a pleasant environment. The overall layout offers a balance of open lawn and decorative landscaping, perfect for those who appreciate outdoor living.



Rear Garden 1

As described.



Rear Garden 2

As described.



Rear Garden 3

As described.



Paved Terrace

A paved outdoor seating/entertaining area locate at the far end of the rear garden.



Paved Terrace/Rear Garden

As described.



Driveway & Front Entrance

Ample imprinted driveway parking area for approximately 4 vehicles. The driveway is bordered by a low wall and mature hedgerow.

Agents Opinion

This truly is an exceptional property that features 4 fabulous double bedrooms, 2 of which with en-suite shower rooms. The voluminous principal reception room, dining room and adjacent kitchen, further enhance this property's appeal. With generous driveway parking, fabulous rear garden and covered seating area, this really is a must see and attractively priced property.

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.

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Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

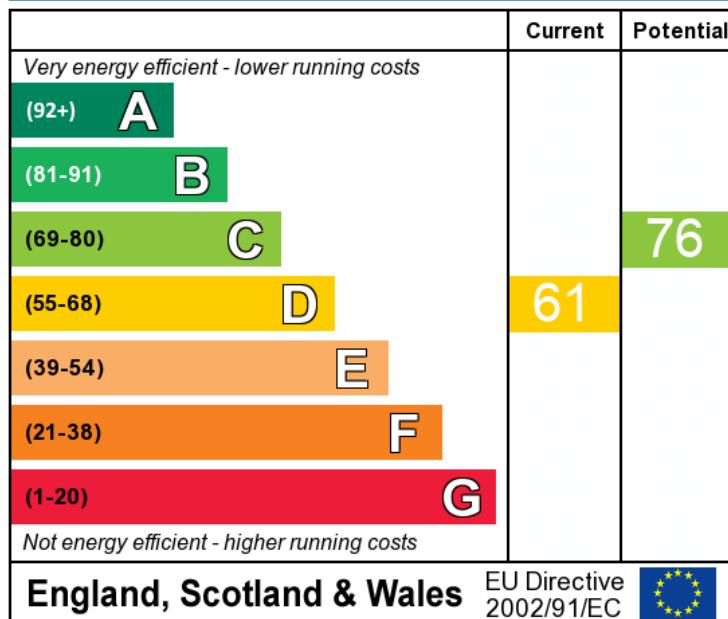
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Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS) Residential. ©rictsc.com 2022.
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Energy Efficiency Rating



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.