

# Dan-Y-Graig

PANTMAWR, CARDIFF, CF14 7HL

**ASKING PRICE £599,950**

**Hern &  
Crabtree**



# Dan-Y-Graig

Set within one of north Cardiff's most established residential suburbs, this beautifully presented detached dormer bungalow offers a rare combination of space, flexibility and a strong sense of home. Thoughtfully arranged over two levels, the accommodation adapts effortlessly to changing needs, with generous ground floor rooms that can serve as bedrooms, home offices or reception spaces, alongside well balanced first floor accommodation.

Natural light flows throughout the property, with carefully positioned windows and skylights enhancing the sense of openness. The living spaces are warm and inviting, centred around a wood burning stove and complemented by direct access to the garden, creating an easy connection between indoors and out. The kitchen is both practical and sociable, designed around a substantial island that works equally well for everyday living and entertaining.

The south aspect garden is a particular highlight, offering privacy, structure and variety, with decked seating areas, lawned sections and mature planting creating an attractive setting throughout the seasons. Off street parking to the front adds further convenience.

Rhiwbina remains one of Cardiff's most sought after suburbs, valued for its village atmosphere, independent shops and strong community feel. The area is well served by local amenities including cafes, supermarkets and recreational facilities, with nearby parks and green spaces providing excellent opportunities for walking and outdoor leisure. Well regarded primary and secondary schools are within easy reach, making the area particularly appealing to families. Regular rail services from Rhiwbina and Whitchurch stations offer direct access into Cardiff city centre, while excellent road links connect easily to the A470 and M4, ensuring convenient travel across South Wales and beyond. This is a home that combines comfort, adaptability and location in equal measure.



# 2156.00 sq ft

## Entrance Porch

A small storm porch provides sheltered access into the property, offering a practical transition space before entering the main hallway.

## Entrance Hallway

The initial hallway features tiled flooring, coved ceiling and a boxed radiator with integrated storage. This opens into the principal hallway where wooden flooring, further coved ceilings and a striking open staircase with glass balustrade create a strong first impression. A vertical radiator and multiple storage cupboards provide everyday practicality.

## Bedroom

Positioned to the front of the property, this well proportioned double bedroom benefits from a double glazed window, coved ceiling and radiator, offering excellent flexibility as a main ground floor bedroom if required.

## Bedroom

Also located to the front, this double bedroom enjoys a double glazed window, coved ceiling, radiator and a built in wardrobe, providing generous storage.

## Bedroom / Office

Situated to the side of the property and currently used as a home office, this adaptable room features double glazed windows, coved ceiling and radiator, making it ideal as a guest bedroom, study or additional living space.

## Ground Floor Bathroom

Finished with tiled walls and wooden flooring, the bathroom comprises a walk in shower, WC and wash basin. A heated towel rail and feature backlit mirror complete the room, with an obscure double glazed window to the side providing natural light and privacy.

## Living Room

A generously proportioned reception room with coved ceilings and wooden flooring. Double glazed windows to the front and side allow light to flow through the space. Two vertical radiators frame a characterful fireplace with tiled hearth and wooden surround, housing a working wood burning stove.

## Sun Room

Accessed from the living room, this additional reception space features double glazed windows and patio doors opening onto the rear garden. With wooden flooring and coved ceilings, it works well as a dining area or relaxed sitting space.

## Inner Hallway

Reached via a short set of steps, this secondary hallway provides further storage and connects the kitchen and cloakroom. A composite door and double glazed window to the side offer secondary access.

## Cloakroom

Fitted with tiled walls and flooring, comprising WC and wash basin, with an obscure double glazed window to the side.

## Kitchen

A well arranged kitchen with tiled flooring and coved ceilings, enjoying double glazed windows to the side and patio doors leading to the rear garden. The room is centred around a large breakfast island with laminate work surfaces and a composite sink with drainer. Integrated appliances include an electric hob, oven and grill, with plumbing and space for a dishwasher, washing machine and tumble dryer. Recessed lighting, tiled splashbacks and hatch access to a small loft complete the space.

## First Floor Landing

The landing splits in both directions, creating a natural flow between rooms. A double glazed skylight to the front provides natural light, alongside a useful storage room.

## Principle Bedroom

The principal first floor bedroom enjoys coved ceilings, radiator and two double glazed windows overlooking the rear garden. A walk in wardrobe is complemented by a double glazed skylight, enhancing both light and storage.

## Guest Room / Dressing

A further first floor bedroom with sloping ceilings, radiator and double glazed skylight to the rear, ideal as a guest bedroom or additional sleeping space.

## Jack & Jill Bathroom

Serving the first floor accommodation, this bathroom is fitted with tiled walls and flooring and comprises a bath, WC and wash basin. The room also benefits from a heated towel rail, built in storage cupboards and a double glazed window to the rear.

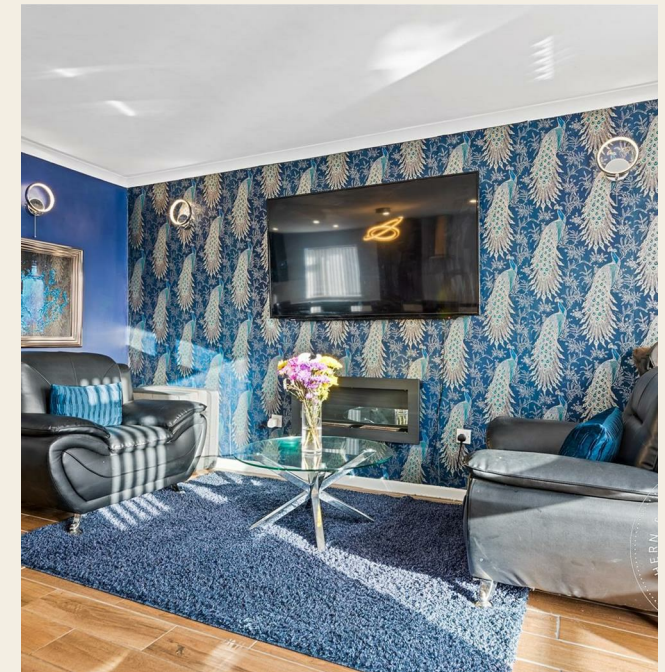
## Outside

To the front, the property features a large paved driveway providing off street parking for several vehicles. The rear garden is arranged over multiple levels, beginning with a generous decked seating area, leading down to a pebbled and concreted section. Enclosed by wooden fencing on all sides, the

garden includes an L shaped lawn, two sheds, a greenhouse, a small pond, mature trees and an additional side area suitable for seating or drying laundry. An external cold water tap is also provided.

## Disclaimer:

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

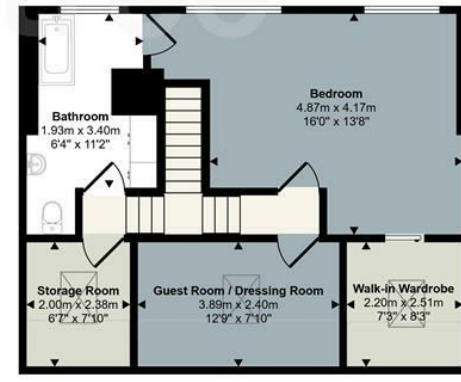




Approx Gross Internal Area  
200 sq m / 2156 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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