



Edwards & Co
property sales & lettings

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Beulah Road
Rhiwbina
Cardiff
CF14 Guide Price £1,250,000 to £1,350,000



- Superb and stylish 5 bedroom detached home in Rhiwbina
- Generous living accommodation over 2 floors circa 2600 sq feet
- Beautiful bespoke kitchen with large walk in pantry
- Open-plan dining/family room + music room
- Additional formal sitting room/reception room
- Five double bedrooms - 3 with en-suite shower rooms
- Exquisitely decorated and presented throughout
- Landscaped rear garden with summer house/home office
- Ample carriage driveway + garage and front garden
- First class Welsh and English school catchments



Ref: PRB50085

Viewing Instructions: Strictly By Appointment Only

General Description

ABSOLUTELY SPECTACULAR AND IMMACULATELY PRESENTED 5 DOUBLE BEDROOM DETACHED 2600+ SQ FT FAMILY-SIZED HOME ON BEULAH RD, RHIWBINA Edwards & Co are delighted to offer for sale this executive-style home situated in the very heart of Rhiwbina Village and close to all it's wonderful local amenities. The original property is now unrecognisable having been completely renovated and significantly extended to create a spacious, bright and super-stylish home designed for 21st century living. Keen attention has been paid to all aspects of the design and build, with a view toward energy efficiency and future proofing the property. Entering the property you will be greeted by its grand modern interior and beautiful staircase with bespoke iron work. Offering generous living accommodation throughout as expected, the property offers superb ground floor living spaces and en-suites to 3 of the 5 double bedrooms. MUST BE VIEWED TO BE FULLY APPRECIATED



Carriage Driveway

An impressive and expansive block paved carriage driveway with pillared 'in and out' entrance/exits onto Beulah Road. Ample parking space for multiple vehicles. Access doors to garage and main entrance to property.



Main Entrance

Stylish and contemporary front access door leading into entrance hallway.



Entrance Hallway

Bright and welcoming entrance hallway with Mandarin stone tile flooring. Entry is via double doors from the carriage driveway to the front into a spacious galleried hall with the designer staircase being handmade by a local metalworker/craftsman. Doors off to ground floor accommodation, staircase to first floor landing, radiator, under stairs wine 'cwtch' with motion sensitive lighting, light fixture.



Principal Reception Room

A beautifully decorated and spacious principle reception room with large windows overlooking the front aspect and with Mandarin stone tile flooring. New Forest 1200 panoramic LED media wall fire radiator, light fixture. Doorway to rear linking to one of the two ground floor bedroom with en-suite. This room combination would also be suitable for a self-contained 'annexe' if ever desired.



Bedroom 2 with En Suite Shower Room

Spacious ground floor double bedroom with Mandarin stone tile flooring. Bi folding doors to rear garden, fitted wardrobes, radiator, light fixture and door to en-suite.



En Suite to Bedroom 2

Superb and stylish en-suite to bedroom 2 with Mandarin stone tiling throughout. Window to rear with obscured glazing, wash hand basin, wc, walk in shower with extractor fan, radiator, spotlights.



Music Room

Flowing seamlessly through from the entrance hallway is the open-plan sitting room/music room/dining hallway. Mandarin stone tile flooring. Door off to utility room and open-plan to kitchen/living/dining area.



Kitchen/family/dining area

Fabulous open-plan living space with bi-folding doors and large roof lantern. Described in detail as follows:



Kitchen

Beautifully crafted, bespoke and handmade kitchen by a local cabinetmaker with a range of in frame shaker units with brass ironmongery, comprising low level cupboards and deep pan drawers with hidden cutlery drawer. The cabinets house an integrated under counter fridge and dishwasher, tiled flooring, PVC glass doors to rear garden, feature stone effect wall, Villeroy and Boch double butler sink with brass spray tap, inset electric oven, inset electric hob, feature island, spotlights. All appliances are top of the range Miele integrated appliances - steam oven, pyrolytic moisture plus oven, warming drawer, bean to cup coffee machine with cup sensor, 800 mm induction hob with integrated vapour extraction,

dishwasher.



Dining Area

Ample space for large dining table and chairs below the large ceiling lantern window, open-plan to kitchen and family area.



Family Room

Large central hub of the home with ample space for seating areas and occasional furniture. Mandarin stone tile flooring and a large ceiling lantern allows sunlight to fill the living area. Five blade bi fold doors open to rear garden, radiator, spotlights.



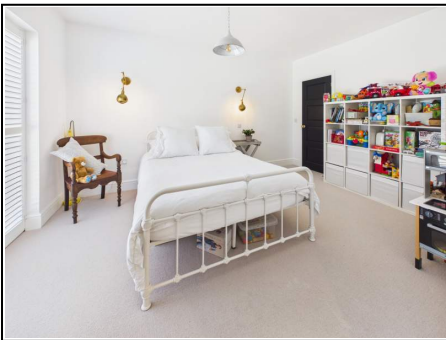
Pantry

Very spacious storage room off the kitchen area with Mandarin stone tiles flooring, space for white goods, fully shelved pantry with motion sensitive lighting.



Utility Room

Mandarin stone tile flooring, space for white goods, large Worcester Geenstar system boiler, access to garage, radiator, spotlights.



Bedroom 3 with En Suite Shower Room

Bedroom 3 is another excellent-size double bedroom, again with en-suite facility. Carpeted flooring, PVC glass doors to front entrance, light fixtures.



En Suite Shower Room to Bedroom 3

Modern and stylish en-suite shower room w/c to bedroom 3 with Mandarin stone tiling throughout. Vanity unit housing wash hand basin and wc with concealed cistern. Walk in shower, extractor fan, radiator and spotlights.



Ground Floor WC

Modern ground floor facility with Mandarin stone tiled flooring, part tiled walls, vanity unit wash hand basin, wc with concealed cistern, radiator, spotlight.



First Floor Landing

Absolutely stunning open-plan first floor landing area with large bespoke window to front aspect and seating/home office area. Mandarin stone tiled flooring, doors off to all first floor rooms, radiator, spotlights.



Bedroom 1 with En Suite Shower Room

A magnificent principle bedroom suite with tiled flooring, PVC glass doors to Juliet balcony, Velux skylight, fitted wardrobes. Carefully positioned, to allow maximum privacy, Witt and Berg copper and white enamel roll top bateau bath with brass deck mounted shower head and taps is a striking and opulent feature of the suite, radiator, spotlights, light fixture.



En Suite Shower Room to Bedroom 1

Tiled flooring, part tiled walls, window to rear with obscured glazing, large wash hand basin, close coupled wc, walk in double shower with extractor fan, spotlights.



Bedroom 4

Bedroom 4 is another spacious double bedroom with Mandarin stone tile flooring, PVC French doors to Juliet balcony, radiator, spotlights.



Bedroom 5

Even bedroom 5, currently utilised as a home office/art studio, will accommodate a double bed if desired. Mandarin stone tile flooring, Velux skylight window, loft cupboard storage, radiator, spotlights.



Family Bathroom

Yet another beautifully appointed bathroom with Mandarin stone tiling, PVC obscure glass window to rear, Lusso stone fittings and fixtures, wash hand basin, wall-hung wc, bath unit with shower, spotlights.



Rear Garden

A very private and enclosed rear garden area with large paved outdoor seating area, lawn area, raised decorative flower beds with mature shrubs and bushes. The greenhouse and summerhouse, with attached storage room, complete this magnificent outdoor space.



Rear Garden Second Angle

As depicted.



Paved Terrace

A large outdoor entertaining space with two patio areas, in attractive marble porcelain adjacent to the lawned area and raised borders. Up lighting in all raised beds and double height to external walls ensures that the outdoor area is beautifully illuminated at night.



Summer House

A superb and fully insulated summer house/home office with mid height power points. The large 7m x 4m building, with attached store room, offers an additional al fresco entertainment space or a large and comfortable home work space with French doors and side windows leading to an additional patio area in wood effect porcelain tile.



Garage

Single garage with large attic space boarded and shelved with drop down ladder stairs for ease of access. Powered access door to carriage driveway. Boot room off garage with large commercial sink unit, ideal for washing off those muddy pets if required!

Agents Opinion

This house simply exhausts the list of superlatives with it's impressive design and opulent interior and exterior features. Located along one of Rhiwbina's most desirable addresses, and with easy walking distance of the Village centre and its wonderful amenities, the property boasts an amazing 2600+ square feet of living space over 2 floors. The current owners have spared no expense or left no stone unturned in their fabulous re-imaging of the former property. Rhiwbina is truly blessed with many amazing properties, and this has to be right up there with the very best the area has to offer. This property simply must be viewed internally to be fully appreciated.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







Ground Floor Building 1

Approximate total area⁽¹⁾

186.05 sq'
172.40 m²

Reduced headroom

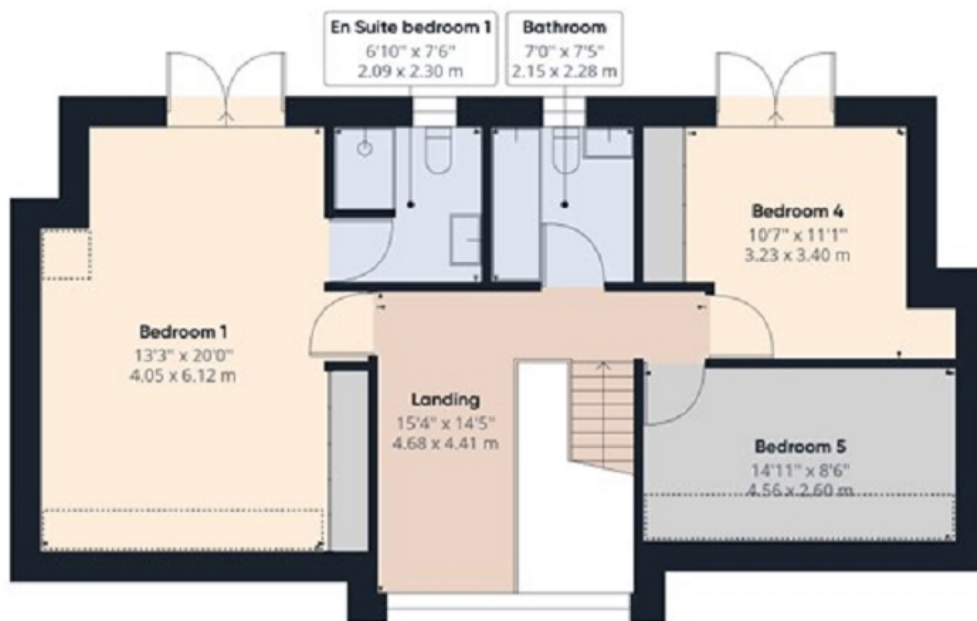
7.36 sq'
0.68 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.90m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAPH 348



Floor 1 Building 1

Approximate total area⁽¹⁾

783.62 sq'
72.75 m²

Reduced headroom

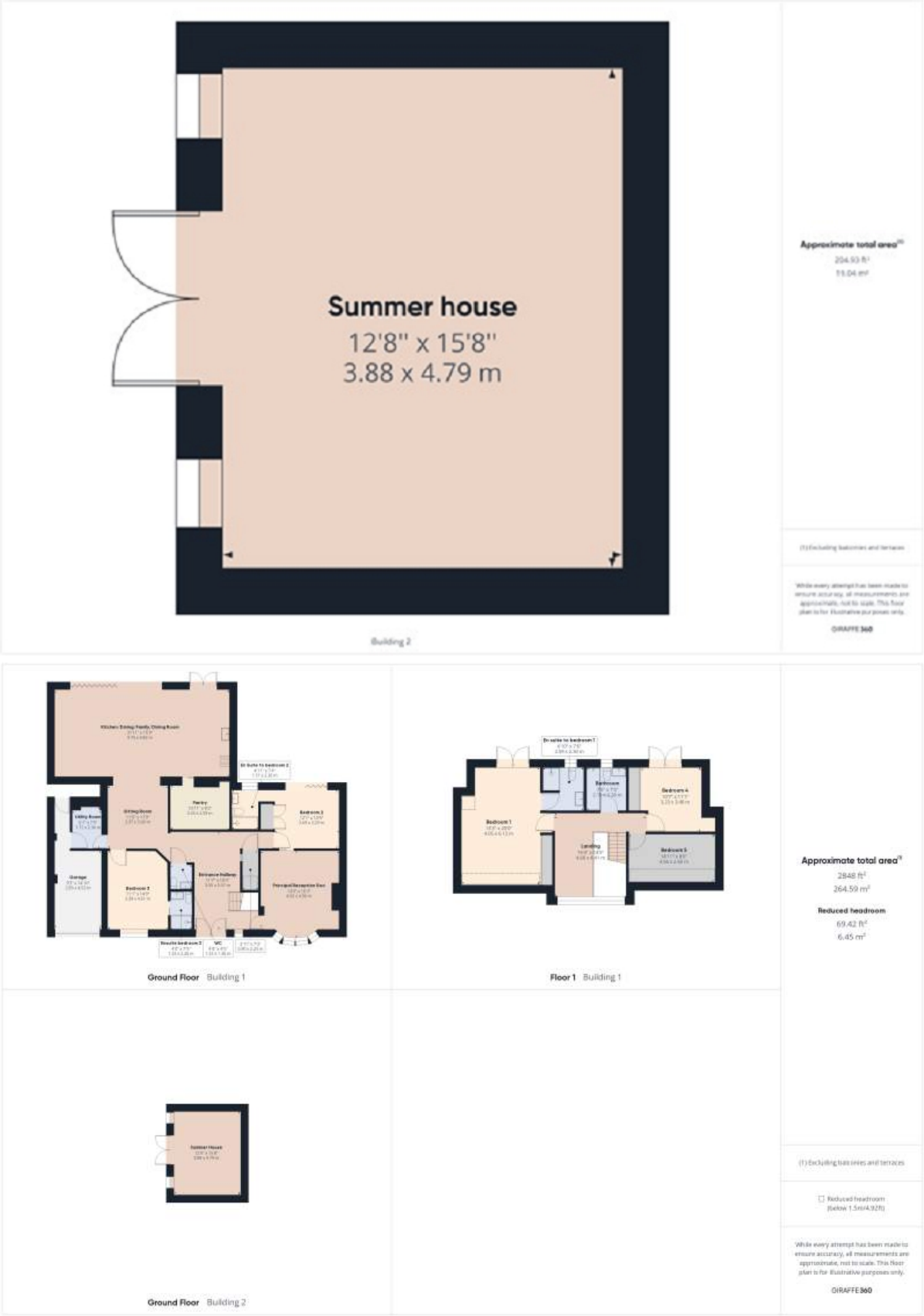
62.06 sq'
5.77 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.90m/6'2")

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GRAPH 348



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.