



Sheppard
& Bear



Coed Y Wenallt | Rhiwbina | Cardiff | CF14 6AZ

£330,000



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Nestled in the desirable area of Coed Y Wenallt, Rhiwbina, Cardiff, this stunning detached coachhouse offers a perfect blend of modern living and tranquil surroundings. Spanning an impressive 862 square feet, the property is immaculately presented and has been thoughtfully modernised to the highest standards.

You are greeted by a spacious reception room featuring a panoramic gas fire as a focal point. The room flows seamlessly into a newly fitted Sigma 3 kitchen, equipped with top-of-the-line Neff appliances which include integral fridge/freezer and washing machine., including a double oven/microwave, dishwasher, and an induction hob. The kitchen also features a Quooker cube tap, providing instant boiling, chilled, and sparkling water, all set against elegant Corian worktops.

- Detached coachhouse, modernised to impeccable standard
- Newly fitted kitchen with Neff appliances
- Immaculate bathroom and en-suite
- Garden WC and landscaped sun trap garden
- Garage with electric door and tandem driveway
- Balcony
- Fitted wardrobes by Hammonds in both bedrooms
- Alarm and CCTV for security
- Located in sought-after Coed Y Wenallt, Rhiwbina
- Viewing recommended for this stunning property

Entrance hall and landing

En-suite

7'1 x 4'8 (2.16m x 1.42m)

Living/dining room

16'10 x 10'7 (5.13m x 3.23m)

Bedroom two

10'7 x 7'7 (3.23m x 2.31m)

Kitchen

7'10 x 6'11 (2.39m x 2.11m)

Balcony

Garage and driveway

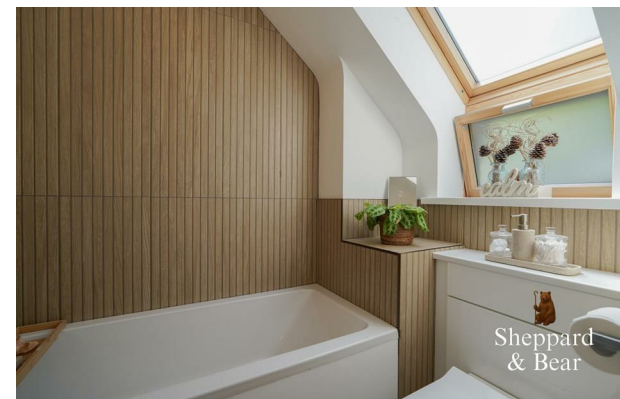
Bathroom

6'7 x 4'6 (2.01m x 1.402m)

Landscaped garden

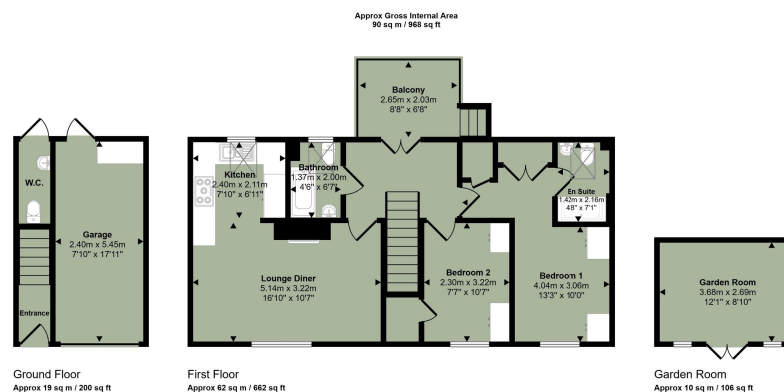
Bedroom one

13'3 x 10 (4.04m x 3.05m)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating



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 Simple 500.

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