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11 Brooklyn Close, Rhiwbina, Cardiff, CF14 6UT.

Offers over £575,000

 peter
alan

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A large detached four-bedroom family home, built in 1970, extended further circa 2000, and occupying a fine position on a corner plot, located towards the end of a private residential close, away from passing traffic, yet within easy access to Rhiwbina Garden Village, as well as an exit onto Manor Way, enabling fast and economic travel to Cardiff City Centre, the A 470 and the M4. This very spacious distinctive detached home provides 1568 square feet and enjoys a truly tranquil position fronting a select close comprising just detached dwelling homes.

The well designed and bright versatile living space provides quality accommodation for a growing family including a generous entrance reception hall (18'10 x 6'5), a downstairs cloak room with modern white 2021 suite, a large principle lounge (21'7 x 12'0) with two windows, a spacious formal dining room, an open plan fitted kitchen and breakfast room (22'2 x 10'0) with integrated Neff appliances and PVC double glazed patio doors, a super-sized utility room (10'0 x 9'10), whilst on the first floor there are four good sized bedrooms and a stylish modern white family bathroom (8'2 x 6'3) replaced circa 2018, and comprising both panel bath and separate shower cubicle. The master bedroom is a generous (14'9 x 12'0) and includes a useful vanity unit with wash hand basin, and two PVC windows. The property benefits gas heating with both contemporary and panel radiators, and a modern combi boiler (2011), replacements PVC double glazed windows and outer doors, white traditional style panel internal doors, an intruder alarm, and parquet block floors. Outside there is a very generous three car entrance drive, a detached double garage (16'0 x 15'10), and a private sunny fully enclosed rear garden. The property is available with no chain. Must be seen!

Rhiwbina

Rhiwbina is a suburb and community in the north of Cardiff, the capital of Wales. Formerly a small hamlet within the parish of Whitchurch, Rhiwbina was developed throughout the twentieth century and is now a separate ward. It retains aspects of its former character, however, and is given a Welsh village appearance by Beulah United Reformed Church at the village crossroads.

There are three schools within the ward – Rhiwbina Primary School, Llanishen Fach Primary School and Greenhill School. Llanishen Fach is the only school in Cardiff which sends its Year 6 pupils to two main secondary schools, Whitchurch High, and Llanishen High. Also, local children travel to the nearby Ysgol y Wern and Ysgol Melin Griffith to receive their education. Rhiwbina Garden Village has many local shops and Cafe's, together with a very popular Indian Restaurant (The Juberaj), and charming local Public Houses with restaurants including The Deri Inn and The Butchers Arms.

There are three railway stations located within Rhiwbina. The principal station is Rhiwbina railway station, located behind the library in the heart of the village. The other two stations are Birchgrove railway station, located in the east of the ward, and Whitchurch railway station, Cardiff in the west.

These two stations were built (as their names suggest) to service other adjacent areas, but the expansion of Rhiwbina and its clear demarcation from Whitchurch have meant that all three stations are now located within the boundaries of the ward.

Ground Floor Entrance Porch

Approached via a PVC double glazed clear glass part panelled front entrance door with side screen window leading into an enclosed porchway.





Entrance Hall

18' 10" x 6' 5" (5.74m x 1.96m) Approached via a timber casement obscure glass entrance door with matching side screen window leading into a central hallway, radiator, high coved ceiling, under stair storage cupboard, carpeted returning spindle balustrade staircase to main landing.

Downstairs Cloakroom Modern white suite comprising slimline w.c and wall mounted wash hand basin with chrome taps, pop up waste and ceramic tile splashback. Obscure glass PVC double glazed window to side, coved ceiling, vertical radiator/towel rail.

Lounge

21' 7" x 12' (6.58m x 3.66m) Independently approached from the hall via a multi pane hardwood glass panel door leading to a sizeable lounge inset with a marble contemporary fireplace with mantel piece and hearth, PVC double glazed picture window with outlooks onto the quiet frontage close, further large PVC double glazed window with a further view onto the Cul de sac, high coved ceiling, panel radiator, contemporary radiator.

Dining Room

12' x 9' 10" (3.66m x 3.00m) Independently approached from the entrance hall via a hardwood glass panelled internal door leading to a sizeable dining room with high coved ceiling, PVC double glazed side window with obscure glass, radiator, archway opening to...



Kitchen And Breakfast Room

22' 2" x 10' (6.76m x 3.05m) Fitted along three sides with a range of white panel fronted floor and eye level units with grey trim and round nosed laminate worktops, incorporating a modern Franke sink unit with chrome mixer taps, integrated Neff four ring ceramic hob, concealed extractor hood, integrated Neff fan assisted electric oven with separate grill. Vinyl flooring, radiator, PVC double glazed window with a rear garden outlook, breakfast area with carpeted flooring that continues into the dining room, continuous high coved ceiling, contemporary wall mounted gas fire, white PVC double glazed sliding patio doors open onto a very private and enclosed rear garden.

Utility Room

10' x 9' 10" (3.05m x 3.00m) Independently approached from both the kitchen and again separately from the hallway via a hardwood glass panel door, from the kitchen a casement obscure glass panel door. The utility room has further floor and eye level units with panel fronts and round nosed laminate worktops, there is space with plumbing for a washing machine, and space for the housing of a tumble dryer. Continuous vinyl flooring, ample space for upright fridge freezers, chrome vertical towel rail/radiator, high coved ceiling, PVC double glazed part panelled outer door that opens onto the side drive.

First Floor Landing

Approached via a returning spindle balustrade carpeted staircase with half landing and large full height patterned



glass PVC double glazed window, matching pine handrail leads to a substantial first floor landing equipped with a radiator, access to roof space, and a very useful full height built in linen cupboard.

Master Bedroom One

14' 9" x 12' (4.50m x 3.66m) Independently approached from the landing via a white traditional style panel door leading to a sizeable master bedroom equipped with an extensive range of fitted wardrobes and chest of drawers along two sides incorporating an oval shaped vanity unit with wash hand basin, matching taps and ceramic tile splashback. Radiator, PVC double glazed window with an outlook onto the quiet frontage close, second PVC double glazed window with a front elevation outlook onto the quiet frontage close.

Bedroom Two

10' x 10' (3.05m x 3.05m) Independently approached from the landing via a white traditional style panel door. Radiator, high ceiling, PVC double glazed tilt and turn window with outlooks across the rear gardens extending over the surrounding area towards tree lined hillside.

Bedroom Three

12' x 10' (3.66m x 3.05m) Independently approached from the landing via a white traditional style panel door, tilt and turn double glazed PVC window with outlooks across the rear gardens over the surrounding area and onto distant treelined hillside. High ceiling, radiator, built in single wardrobe.



Bedroom Four

8' x 8' (2.44m x 2.44m) Independently approached from the landing via a white traditional style panel door, high ceiling, radiator, PVC double glazed tilt and turn window with outlooks onto the quiet frontage close. Further built in single wardrobe.

Family Bathroom

8' 2" x 6' 3" (2.49m x 1.91m) Stylish modern contemporary bathroom suite with ceramic tile walls comprising panel bath with chrome hand grips and chrome taps with pop up waste, shaped pedestal wash hand basin with chrome taps and pop-up waste, slimline w.c, separate ceramic tiled shower cubicle with chrome shower unit and clear glass shower panel and clear glass shower door. Contemporary radiator, approached from the landing via a white traditional style panel, air ventilator, tilt and turn double glazed patterned glass window to side, glass and mirror fronted wall cabinet. (Ideal Standard is the manufacturer of the bathroom suite).

Outside Front Gardens

Chiefly laid to lawn extending across the front of the property and down the side, level and enclosed by low boundary walls and inset with an entrance path that directly leads to the entrance porch.

Entrance Drive

A larger than average corner entrance drive provides private off-road parking for three cars enclosed to the side by high boundary walls to afford privacy and security.



Garage

16' 6" x 15' 10" (5.03m x 4.83m) Former detached brick built double garage with entrance doors and side window, approached via an electrically controlled fob operated double up and over door, equipped with both power and lighting, measurements of the overall garage are 15 ft 10 width x 16ft 6 depth, however within this space is incorporated a little workshop area which is stud partitioned, easily removed if one wants to open up the garage completely.

Rear Garden

Fully enclosed and laid to lawn beyond two patios, afforded privacy and security by high timber fencing and inset with both a garden gate providing direct access to the drive and a timber-built garden shed.

Boiler Room

Approached independently from the outside of the property but integral to the property itself, housing a wall mounted Glowworm gas combi boiler with electrical consumer unit/trip switch box. Also providing storage space for garden tools etc.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.







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