

Price Guide
£999,950

Wenallt Road,
Rhiwbina, Cardiff,
CF14 6TQ

THOMAS H WOOD

4 Bedrooms
House - Detached

Introducing a rare opportunity to purchase Cesail-Y-Bryn, a unique, versatile, and spacious home, which offers breathtaking views of the countryside and over Cardiff to the Bristol Channel. Tucked away on the prestigious Wenallt Road, right on the edge of the Wenallt, this property enjoys a secluded and tranquil location, while still being within easy reach of local amenities, shops, highly regarded schools, and transportation links. The privacy and serenity on offer, make it an ideal retreat for those seeking a peaceful lifestyle without compromising on convenience. Available for the first time in over 30 years, this stunning property spans across five stepped floors and is located in the highly sought-after area of Rhiwbina. A heated swimming pool, and a versatile layout that would make the ideal setting for multi-generational living or young families alike. With its bright interiors, expansive living spaces, and serene atmosphere, promises the perfect balance of comfort, privacy, and convenience. The home's expansive design offers an abundance of natural light throughout, with large windows showcasing picturesque views of the surrounding countryside. The property's layout allows for versatile use of the space, that offers multiple living areas that can be tailored to your needs. This home is perfect for multi-generational families, featuring separate living spaces that provide both privacy and togetherness. The ground floor bedroom with ensuite, offers flexibility for ageing parents or live-in relatives, while the upper floors provide



GROUND FLOOR
ENTRANCE HALL
Via storm porch to a spacious entrance hallway with carpeted floors doors to rooms stairs to all floors.

BEDROOM FOUR
9'8" x 9'7"
Carpeted floor, painted walls and textured ceiling. Fitted wardrobes and storage cupboard, UPVC window with countryside views.

EN-SUITE BATHROOM
5'9" x 7'6"
Panelled bath and handheld shower, low-level WC and vanity wash hand basin. Fully tiled walls, textured ceiling UPVC window to side and carpeted floor.

GAMES ROOM
16'3" x 13'3"
A generous and versatile space, with wood floor, painted walls and smooth ceiling. Hardwood windows and doors to front and side aspects. Deep storage cupboards along one side.

SITTING ROOM
28'9" x 11'7"
A delightful room with carpeted floor, papered walls and smooth ceiling. Spotlights and central pendant to ceiling. Feature wood burning stove, hardwood window and UPVC sliding doors.



Features

- STUNNING PANORAMIC VIEWS OVER CARDIFF
- SPACIOUS HOME
- STUNNING VIEWS
- VERSATILE LIVING
- SWIMMING POOL/SPA ROOM
- FOUR BEDROOMS
- THREE BATHROOMS
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- VIEWING BY APPOINTMENT ONLY

HOME OFFICE
11'8" x 14'2"
Open plan to the sitting room and overlooking the picturesque gardens and stunning city views. With carpeted floor, papered walls and smooth ceilings with Velux window. UPVC sliding doors and French doors to side.

UTILITY ROOM
13'0" x 6'1"
A valuable and generous space with tiled floor, a run of wall and base units with contrasting work services over. Space and plumbing for appliances. UPVC stable door and window to side. Door to;









W.C.
3'9" x 5'2"
Carpeted floor, tiled walls to halfway, low-level WC, wall mounted wash hand basin and textured ceiling with extractor fan.

SPA ROOM
20'9" x 6'1"
From the utility room, with fitted spa, tiled walls and laminate ceiling. Stain glass window, UPVC sliding doors. Wash hand basin vanity unit and shaver point..

SIDE ENTRANCE
6'6" x 9'9"
Via utility room to internal porch. Hardwood windows, polycarbonate roof and UPVC door to side and patio.

FIRST FLOOR
LANDING
Carpeted staircase to landing. Airing cupboard. Doors to all rooms and stairs to the second floor.

KITCHEN/BREAKFAST ROOM
12'5" x 11'8"
A traditional kitchen with a range of wall and base units and hardwood worksurfaces over. Space and plumbing for appliances and Belfast sink with chrome tap. Engineered oak flooring, painted walls and textured ceiling with spotlights. Hardwood window with countryside views and UPVC fully glazed door and window to balcony.

DRAWING ROOM
15'8" x 11'8"
Carpeted floor, painted walls and textured ceiling with wooden beam. Feature gas fire, sliding windows and fully glazed hardwood door to balcony. Doors to;

DINING ROOM
12'5" x 10'5"
Carpeted floor, painted walls and textured ceiling with coving. Hardwood window to rear and glazed internal doors to drawing room.

BEDROOM ONE
16'3" x 16'3"
A wonderful master bedroom with carpeted floor, painted walls and textured ceiling with loft hatch access. Stairs leading to a mezzanine floor with access to the balcony with far reaching countryside views. Fitted wardrobes along two sides. UPVC window to side.

EN-SUITE
6'9" x 5'8"
A three-piece suite with panelled jacuzzi bath and chrome mixer shower over. Wash hand basin vanity unit with fitted storage mirror. WC windows to side and rear

FAMILY BATHROOM
7'0" x 5'7"
A three-piece suite with enclosed WC and wash hand basin vanity unit. Jacuzzi bath with inset lighting, chrome mixer shower over and glazed screen. Chrome towel radiator, smooth ceiling with spotlights, travertine floors and walls, Underfloor heating.

BEDROOM THREE
9'7" x 13'6"
Carpeted floor, papered walls and textured ceiling. Under eaves storage, UPVC window with views of the countryside.

LANDING
Via carpeted staircase to landing.



4 BEDROOMS

3 BATHROOMS

3 RECEPTION ROOMS

ENERGY RATING:

Information

- Postcode: CF14 6TQ
- Tenure: Freehold
- Council Tax Band: H
- Floor Area: 2719.10 sq ft
- Current EPC Rating:
- Potential EPC Rating:

BEDROOM TWO
13'0" x 11'8"
Carpeted floor, painted walls and textured ceiling with Velux windows. UPVC window with stunning countryside views. Fitted mirror wardrobes along one side and airing cupboard.

OUTSIDE

FRONT
A welcoming frontage with spacious driveway with ample parking. Mature perimeter hedging, treehouse and steps to the main entrance and pathway and steps to the rear.

REAR
A truly wonderful rear garden with far reaching views across countryside, Cardiff and the Bristol Channel. Mature gardens with and abundance of beautiful plants, shrubs and flowers. The heated swimming pool is the central focal point with a generous sun surrounding patio. An undercover deck area is accessed from the sitting room and home office. Amazing roof terraces from the kitchen/breakfast room and bedroom one, are a true delight. The swimming pool pump house is accessed via steps, which also leads to a further driveway for the pool maintenance team to park.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band H



DISCLAIMER
Whilst Thomas H Wood endeavours to ensure that these particulars are accurate and reliable, they are prepared in good faith for guidance only and do not form part of any offer or contract. All measurements, floor areas and floorplans are approximate, and photographs are provided for illustrative purposes. Information relating to tenure, lease arrangements, service charges, boundaries and planning permissions should be independently verified. We have not tested any services, heating systems, equipment or appliances. Prospective purchasers are advised to satisfy themselves as to the property's condition and obtain independent legal and survey advice prior to exchange of contracts. Neither Thomas H Wood nor its employees or representatives are authorised to give any warranty or guarantee on behalf of the vendor in relation to the property and 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.

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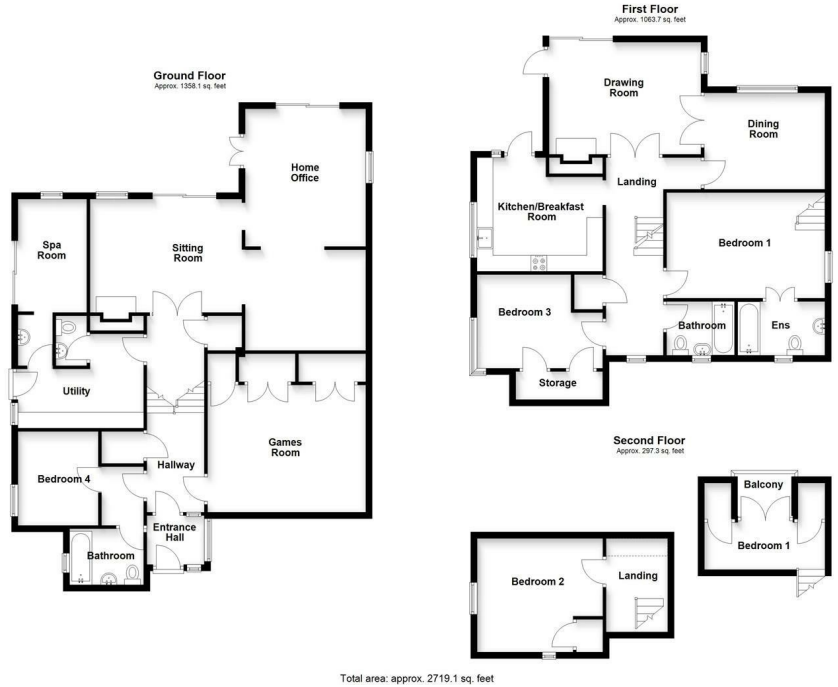
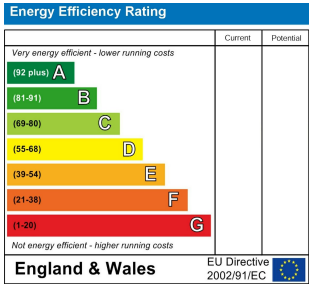


Total area: approx. 2719.1 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The property boasts four well-proportioned bedrooms, including a large master bedroom with fitted wardrobes, en-suite bathroom, observatory deck with stunning countryside views. The additional three bedrooms, one with ensuite, are bright, spacious, and well-suited to a variety of family dynamics. Furthermore, the property has three reception rooms, spacious games room, laundry room, spa room, two home offices, modern kitchen and a family bathroom.
The outdoor areas of Cesail-Y-Bryn are a true highlight. The expansive grounds provide plenty of space for children to play or for

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