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Pen-y-Dre Rhiwbina Cardiff CF14

Guide price £625,000



- · Superb and spacious 4 bedroom family sized home
- Modern and open-plan family room and kitchen
- Additional front reception room
- Modern conservatory overlooking the rear garden
- · 4 excellent bedrooms to the first floor
- Stylish family bathroom/shower room + g/floor w/c
- Integral single garage/gymnasium + driveway
- · Fabulous front and rear gardens with Golf Course views
- · First class school catchments and City centre links
- NOT TO BE MISSED

Ref: PRA53661

Viewing Instructions: Strictly By Appointment Only













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OnTheMarket

General Description

Enviably located and very spacious 4 bedroom semi-detached home backing on to Whitchurch Golf Course Edwards and Co are delighted to offer for sale this exceptional family sized home in Rhiwbina. The property benefits from spacious internal accommodation over 2 floors together with fabulous front and rear gardens and Golf Course views. Not to be missed.



Driveway and garage

Ample driveway parking to front and side of property with integral garage. The garage is accessed via wooden doors from the driveway and is currently utilised as a home gym by the current owners.



Garage

As described with window to the side and power and light.



Entrance Hallway

Bright, welcoming and spacious entrance hallway with modern decor and varnished herringbone wood block flooring. Carpeted staircase to first floor. Pendant light fitting and radiator. Doors off to front and rear reception rooms.



Front Reception Room

Excellent size front/principal reception room with feature fireplace and large window overlooking the front garden. Modern decor, woodblock flooring, pendant light fitting and radiator.



Rear Reception Room

Another spacious reception room/family room this time open plan to the kitchen and opening via folding doors into the modern conservatory. Brightly decorated, woodblock flooring, radiator and pendant light fitting.



Kitchen and breakfast room

Open plan to the rear reception room/family room is the excellent size kitchen with ample space for a breakfasting/dining table and chairs. 2 windows overlook the rear garden and a single uPVC door also leads out to the rear. There is a selection of base units with roll top work tops, integrated oven with hob and extractor above and space for dishwasher and fridge freezer. Central light fitting and radiator.



Conservatory

Modern and spacious uPVC conservatory opening from the family room/rear reception room. French doors lead out on to the paved rear terrace. Carpeted floor, radiator.



First Floor Landing

Brightly decorated landing area with carpeted floor, loft access hatch, pendant light fitting and doors off to all bedrooms and bathroom. Window to side aspect.



Bedroom 1

A very spacious double bedroom with windows overlooking the front aspect, fitted wardrobes with sliding doors, carpeted floor, bright decor, central pendant light fitting, radiator.



Bedroom 2

Bedroom 2 is another excellent size double bedroom this time with windows overlooking the rear garden and Golf Course beyond. Central chimney breast with side alcoves/wardrobe space, carpeted flooring, bright decor, pendant light fitting and radiator.



Bedroom 3

Bedroom 3 is a large three-quarter size bedroom however will fit a double bed as depicted if so desired. Bright decor, carpeted flooring, windows overlooking the side/rear aspect, pendant light fitting and radiator.



Bedroom 4

Utilised as the home office/study by the current owners, bedroom 4 is a generously proportioned single bedroom wit carpeted flooring, modern decor, pendant light fitting and radiator and window overlooking the front aspect.



Bath/Shower Room

A modern, stylish and spacious family bathroom/shower room with panelled bath, wall mounted wash hand basin unit, close coupled w/c and quadrant shower cubicle. Part tiled and part plastered and painted walls, LVT flooring and window with obscured glazing opening to the rear aspect. Towel rail radiator.



Rear Garden

A very generously proportioned, private and enclosed rear garden that backs onto/overlooks the fairways of Whitchurch Golf Club. Laid mainly to lawn with wood fence and mature hedgerow borders. There is also a paved terrace/outdoor entertaining area leading off the conservatory.

Agents Opinion

This truly is a very spacious, very well-presented and maintained family home located in this fabulous Rhiwbina location. With 4 bedrooms, ample reception areas and golf course views, this really is one not to be missed!

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





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.



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. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.