



Edwards & Co
property sales & lettings

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Tyn-Y-Parc Road

Rhiwbina

Cardiff

CF14

Guide Price £825,000 to £875,000



- Enviably located and beautifully designed family home
- 3 double bedrooms all with en-suite's
- Impressive open plan living/kitchen/breakfast room
- Separate formal sitting room
- Ground floor home office, utility room and cloaks/wc
- 2 first floor double bedrooms
- Ground floor double bedroom/dining room
- Superb galleried entrance hallway and landing
- Carriage driveway and fabulous gardens
- First class Welsh and English school catchments

Ref: PRA53852

Viewing Instructions: Strictly By Appointment Only



General Description

Guide Price £825,000 to £875,000 - Architecturally beautiful and very spacious, 3 double bedroom detached signature property in Rhiwbina Edwards and Co are particularly delighted to offer for sale this incredibly spacious and enviably located property. The magnificent detached family-sized home offers fabulously appointed internal accommodation over 2 floors together with carriage driveway to the front and large, private gardens and terrace to the rear. **MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.**



Carriage Driveway

Spacious sweeping tarmacadam driveway with space for multi-vehicle parking. Access to the integral garage and to the rear of the property along the eastern boundary.



Integral Garage

Sizeable integral garage with powered roller shutter door. Power, lighting and water supply.



Covered Entrance

Stylish cantilever-effect covered entrance, with split-face quartz accents, leading into the main entrance hallway. Outside lighting and security.



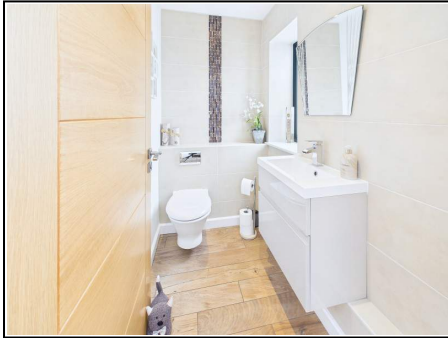
Entrance Hallway

Bright, welcoming and impressive entrance hallway with galleried landing area above. Carpeted staircase to first floor, underfloor heating continues throughout the entirety of the ground floor below beautiful porcelain tiling, doors off to formal sitting room, home office, cloakroom and w/c and double doors opening to the principle living areas.



Entrance hallway second angle

As depicted.



Ground Floor WC

Spacious ground floor facility adjacent to the separate cloak room. Wall-hung w/c and wash hand basin. Porcelain tiled floor with underfloor heating.

Cloak Room

Separate cloaks storage adjacent to home office and w/c.



Home Office

An excellent size home office/study with window to side aspect.



Sitting room

A very well-proportioned formal sitting/family room with large windows overlooking the front aspect and an open aperture/fireplace looking through to the principle reception areas. Again porcelain tiling covered underfloor heating provides for warmth and elegance in equal measures.



Principle Reception/Kitchen/Breakfast Room

This central 'hub of the home' offers a voluminous main living area with ample lounge seating space, breakfasting area and superb kitchen with glass splashbacks. Large sliding doors open onto the impressive terrace and garden area. Doors off to utility room with side access and ground floor bedroom/dining room.



Principle Reception Room

Large open-plan living space as depicted.



Kitchen

Stylish and very functional designer kitchen with all the quality fittings, appliances and work surfaces that would be expected in such a property. Full height integrated fridge and separate freezer, integrated dishwasher, 2 steam ovens, Quooker hot water tap, granite work tops, multiple storage options. All appliances are Neff. Inset ceiling extractor with external venting.



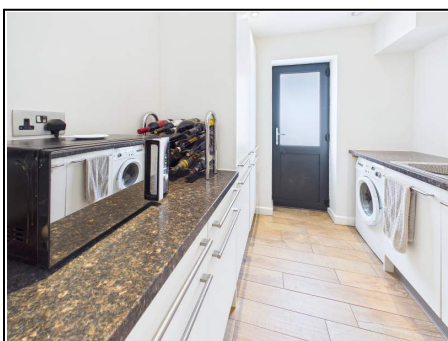
Kitchen Second Angle

As depicted.



Kitchen Third Angle

As depicted.



Utility Room

Beautifully appointed utility/laundry room with door accessing side of the property to rear garden. Bosch washing machine and dryer to remain. Plentiful storage and work surfaces.



Ground Floor Bedroom/Dining Room

Very spacious ground floor double bedroom with en-suite shower room/wc. The room is currently being utilised as the dining room however can be adapted for a multitude of uses. Large sliding doors open to the paved terrace. Porcelain tiled flooring with under floor heating.



En-Suite to Ground Floor Bedroom

A beautifully appointed en-suite off the ground floor bedroom with shower cubicle, wall hung w/c and vanity unit wash hand basin. Electric under floor heating.



First Floor Landing

A stunning galleried landing area with views to the front aspect and large skylight above. Eaves storage and large storage cupboard.



Bedroom 1 with en-suite shower/wc

A very well-proportioned principle bedroom suite with dressing room and en-suite shower room/wc. Large angled windows frame the rear gardens with views up towards The Wenallt and Garth Mountains.



En Suite to Bedroom 1

Another stylishly appointed en-suite with wall-hung wc, large walk-in shower unit and vanity unit wash hand basin. Velux skylight above and towel rail radiator. Electric under floor heating.



Bedroom 2 with en-suite bath/shower room

Bedroom 2 is another very generously proportioned double bedroom, this time with an even larger en-suite bathroom/shower room. Carpeted flooring, angled glazing and door to en-suite. Eaves storage.



En Suite to Bedroom 2

A fabulously proportioned en-suite with modern bath, separate shower unit, wash hand basin and wall-hung w/c. Stylishly tiled and window to rear aspect. Electric under floor heating.



En-suite 2 second angle

Shower unit as depicted.



Paved Terrace

A large and very private sandstone-paved outdoor entertaining area accessed directly off the main living area and ground floor bedroom. Steps up to level lawn area and side access to front of property.



Outdoor Dining Area

Ample dining space as depicted.



Outdoor Seating Area

Private seating area as depicted.



Rear Garden

A very well-proportioned north-westerly facing rear garden laid mainly to lawn with well defined wooden fence boundaries and central pathway to veg patch and garden shed. Electric socket and water supply.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

Vegetable patch and space for garden shed and greenhouse as depicted.

Floor plan

Please note that the floor plans provide are for information purposes only and the measurements may not be exact. The Architects plan show an internal floor measurement of a substantial 2508 sq feet and therefore representative of exceptional value for money for the area.

Smart Home system

A Control 4 integrated Smart home system is fitted throughout the property controlling the lighting, heating, music and ceiling speakers in the principle reception areas, dining room and principle bedroom.

Agents Opinion

This truly is a spectacular property that simply must be viewed to be fully appreciated. The current owners joined forces 10 years ago with the local, and extremely well renowned, Taliesin Architects, whose 'signature' designs can be seen the length and breadth of our area, and designed and built this absolute show-stopper of a family home on a plot that actually would have been large enough for 2 properties. The property oozes kerb appeal as you arrive, with its sweeping, multi vehicle, carriage driveway and cantilever covered entrance, with the design journey continuing as you enter into the magnificent galleried entrance hallway and throughout. No stone has been left unturned here with a wealth of smart lighting and tech features together with underfloor heating to the ground floor below beautiful porcelain tiles as well as throughout the first floor en-suites. The main 'living' areas open flawlessly onto the rear terrace and private gardens and offer a voluminous lounging/dining and kitchen space to be enjoyed by the whole family. The ground floor also offers a very well-proportioned formal sitting room/family room overlooking the front aspect, a spacious home office, utility and cloakroom plus/wc, and as importantly a fabulous ground floor double bedroom (currently being used as the main dining room) with stylish en-suite shower/wc. Upstairs you will find the 2 main double bedrooms, both with superb en-suite facilities, with bedroom 1 having it's own walk-in dressing area. The rear gardens and private outdoor entertaining spaces compliment the internal accommodation perfectly and will be the envy of many a similarly priced property in the area. This beautiful home is now just waiting for the next generation of owners to love it as much as it's outgoing custodians have done over the past 10 years. You will not be disappointed.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

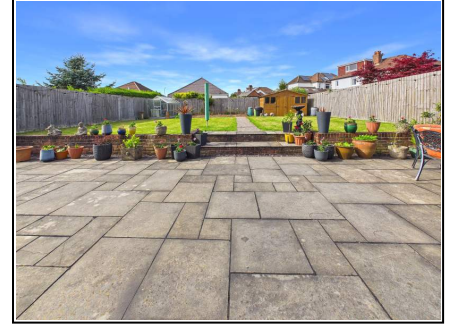
EPC Rating:81

Tenure

We are informed that the tenure is Freehold

Council Tax

Band H



Ground Floor Bedroom/ Dining Room
13'6" x 11'1"
4.14 x 3.40 m



Ground Floor

Approximate total area⁽¹⁾
1526 ft²
141.7 m²

Reduced headroom
17 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS/PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFTE360

En-Suite Bath/ Shower Room
5'7" x 13'11"
1.73 x 4.24 m



Floor 1

Approximate total area⁽¹⁾
776 ft²
72.1 m²

Reduced headroom
45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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