

123 Coed Y Wenallt

Rhiwbina CF14 6AZ

- Immaculate modern cottage style family home
- Lovely quiet location in a private cul de sac
- Three bedrooms with ensuite shower room
- Garage & parking
- Beautifully presented throughout

Price £315,000

www.hern-crabtree.co.uk



This charming and well presented modern cottage is situated in a friendly private community just fifteen minutes walk from the amenities of Rhiwbina village, including two excellent primary schools, public library and areas of parkland nearby.

Accommodation briefly comprises of: Entrance porch, hallway, cloakroom, kitchen, and lounge/diner to the ground floor. To the first floor: master bedroom with en-suite bathroom, two further bedrooms and a family bathroom. The property benefits from an air filtration system and enclosed rear garden.

for more information please contact hern & Crabtree, Whitchurch.

Entrance Porch

Double glazed composite door into an internal porch with double glazed window to side, radiator and wood flooring. Built-in storage cupboard, spot lights.

Hallway

Radiator, wood flooring, stairs to the first floor, doors leading to kitchen, lounge and cloakroom.

Cloakroom

WC, wash hand basin, radiator, part tiled walls and tiled flooring. Coved ceiling and extractor fan.

Kitchen 9'2 x 11'5 (2.79m x 3.48m)

Double glazed PVC window to the front. Range of wall and base units with worktops over, 'Bosch' appliance package including integrated four ring gas hob with stainless steel splash back and cooker hood. Integrated double oven and grill with a microwave combination oven. Integrated fridge/freezer, stainless steel 1.5 bowl sink and drainer with mixer tap. Integrated washing machine, Integrated full length 'Bosch' dishwasher. Radiator, tiled flooring, down lights. Concealed 'Ideal logic' combination boiler.

Lounge/Diner 16'6 max x 15'10 (5.03m max x 4.83m)

Double glazed French doors to rear with matching windows either side, coved ceiling, two radiators, built-in storage cupboard, TV point, Sky TV point.

First Floor



Stairs rise up from the entrance hall, wooden hand rail and spindles.

Landing

Loft access hatch, linen cupboard, sun tunnel providing natural light.

Bedroom One 10'3 x 12'11 (3.12m x 3.94m)

Double glazed PVC window to the front, radiator, built-in double wardrobe and door to en-suite. Telephone point.

En-suite

Shower cubicle with plumbed shower, glass sliding doors, WC, wash hand basin, shaver point, tiled walls and tiled flooring, extractor fan.

Bedroom Two 9'4 x 8'11 max (2.84m x 2.72m max)

Double glazed PVC window to the rear, radiator, coved ceiling.

Bedroom Three 10'2 x 6'11 (3.10m x 2.11m)

Double glazed PVC window to the rear, radiator, TV point.

Bathroom 6'10 x 5'9 (2.08m x 1.75m)

Family bathroom with WC, wash hand basin, bath with plumbed shower over, glass splash back screen. Heated towel rail and shaver point. Part tiled walls, tiled flooring.

Outside

Front

Paved stone path, mixed stone front garden with mature shrubs and flower borders.

Rear

Enclosed rear garden with Timber frame fencing. Split into three levels, the first is paved patio. Small low rise picket fence leading to a lawn area with mature shrubs and borders, brick retaining wall offering mature selection of shrubs trees and flower borders. Outside light, power points and outside cold water tap.

Tenure

We have been advised by the vendor that the property is FREEHOLD.

