

71 Coed Y Wenallt

Rhiwbina CF14 6TN

Guide price

£789,950



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A spacious detached five bedroom property located on a private road on a small executive development in Rhiwbina. Just fifteen minutes walk from the amenities of the village, including two excellent primary schools, public library and areas of parkland nearby this would make a perfect family home.

Accommodation consists of: Open entrance porch, hallway, cloakroom, sitting room, lounge, open plan kitchen/diner, utility room and conservatory to the ground floor. To the first floor there are four bedrooms, one with an en-suite bathroom plus a family bathroom. To the second floor there is an open landing, master bedroom, master bath room and dressing room. The property further benefits from an enclosed rear garden, double garage and off road parking.

Viewings of this stunning property are a must and can be arranged by contacting our Whitchurch branch.



### Entrance Porch

Storm porch to front, covered open porch with double glazed windows either side, light and tiled flooring.

### Hallway

French composite doors, double glazed windows to either side. Staircase leading to the first floor, luxury vinyl floor. Spot lights, coved ceiling and door to cloakroom. Underfloor heating continues throughout the Ground floor.

### Cloakroom

WC, wash hand basin, half tiled walls, light up mirror and base vanity cupboard. Extractor fan.

### Sitting Room 16'8 max x 15'4 max (5.08m max x 4.67m max)

Two double glazed sash windows to the front, coved ceiling.

### Lounge 13'0 x 15'3 (3.96m x 4.65m)

Double glazed sash window to the front, gas fireplace, coved ceiling, squared off arch to the dining room.

### Kitchen/Diner 37'4 max x 10'4 max (11.38m max x 3.15m max)

Dining area offers double glazed windows to the rear, tiled flooring, open to the kitchen. Kitchen offers double glazed windows to the rear, selection of wall and base units with Quartz work tops over. Space for an American style fridge freezer, pull out larder cupboards, space for wine cooler fridge. Integrated five ring 'Neff' Gas hob with a glass splash back and a contemporary cooker hood over. Integrated full length 'Neff' dishwasher, 1.5 bowl stainless steel sink and drainer with a pull down mixer tap and an 'InSinkErator' food waste disposal unit. Integrated 'Neff' Oven and grill, Integrated 'Neff' slide and hide oven and grill and a further, third microwave combination 'Neff' oven. Integrated 'Neff' plate warmer and integrated coffee machine. Further pull out larders and pan drawers. Tiled flooring.

### Utility Room 7'2 max x 7'0 max (2.18m max x 2.13m max)

Double glazed door out to the side, plumbing for washing machine, space for a condensing tumble dryer. Continuation of the Quartz work tops. Wall and base units, tiled flooring.

### Conservatory 8'0 max x 10'9 max (2.44m max x 3.28m max)

Double glazed PVC half brick built Conservatory with double glazed French doors to the garden, Polycarbonate roof.

### First floor

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

### Landing

Open landing office/study/snug area, glass balustrade. Stairs rise up to the second floor. Hidden electric eco heating throughout the first and second floors.

### Bedroom Two 12'7 max x 10'8 max (3.84m max x 3.25m max)

Double glazed window to the rear, fitted gloss wardrobes and door to en-suite.

### En-suite 5'10 x 8'9 (1.78m x 2.67m)

Double glazed obscure window to the rear, wash hand basin. Double shower with plumbed raindrop shower and separate shower head attachment, WC, heated towel rail. Fully tiled walls and floor, shaver point, extractor fan and spot lights.

### Bedroom Three/Cinema Room 6'8 max x 13'1 max (2.03m max x 3.99m max)

Double glazed sash windows to the front, spot lights. Power for a projector screen.

### Bedroom Four 12'3 x 8'11 (3.73m x 2.72m)

Double glazed window to the rear, built-in wardrobes, door to a Jack and Jill bathroom.

### Bathroom 6'10 x 5'0 (2.08m x 1.52m)

Jack and Jill en-suite, double glazed obscure window to the side, WC, wash hand basin, base vanity. Fully tiled walls and floor. Shower with plumbed shower and separate shower head attachment. Spot lights and extractor fan. Light up shaving mirror. Doors interconnect between bedrooms four and five.

### Bedroom Five 11'1 max x 12'3 (3.38m max x 3.73m)

Double glazed sash windows to the front, built-in wardrobes.

### Second floor

Stairs rise up from the first floor landing with glass balustrade.

### Open landing

Built-in storage into the eaves, loft access hatch, double glazed skylight window to the rear, spot lights. Sun tunnel providing natural light.

### Landing 26'1 max x 9'7 max (7.95m max x 2.92m max)

Storage cupboard, airing cupboard with a large un-vented water heater. Double glazed sash windows to the front and to either side.



**Master bedroom** 15'1 max x 15'8 (4.60m max x 4.78m)

Double glazed skylights to the rear, double glazed sash window to the front. Spotlights and sunken open recesses.

**Master bathroom** 11'2 max x 8'5 max (3.40m max x 2.57m max)

Double glazed Velux skylight windows to the rear, freestanding contemporary bath with upstand mixer tap and separate shower head attachment. His and hers twin wash hand basins with base vanity, light up shaving mirror. Wall hung WC, double shower with a plumbed shower and separate shower head attachment. Fully tiled walls and floor, heated towel rail.

**Walk-in wardrobe** 12'4 max x 6'0 max (3.76m max x 1.83m max)

Walk in wardrobe with double glazed sash window to the front. Fitted with a selection of hanging spaces and drawers.

**Notes**

Underfloor heating throughout the Ground floor. Hidden electric eco heating throughout the first and second floors.

**Outside****Front**

Double driveway with key block drive, front lawned gardens, Gate to the rear garden and mature tree, outside light.

**Rear**

Enclosed rear garden with timber frame fencing. Split with paved patio sitting area, raised flower borders, artificial lawn with mature trees. Further power for a hot tub. Door access to the garage which has been converted into a gym. Outside cold water tap and a gate leading out to the front. Further outside power points and outside light.

**Double Garage**

Double glazed door leading out to the rear garden. Electric roller shutter door to the driveway. Power and light. Potential for gym if desired.

**Tenure**

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

**Notes**

The hot tub, cinema equipment and fitted gym equipment are available by negotiation.





