

# Pen-Y-Graig

Rhiwbina CF14 6SU



- Semi Detached
- Three Bedrooms & Attic

- Sought after location
- Open plan lounge/dining

- Ground floor cloakroom
- Enclosed rear garden

A semi detached and extended property located in the sought after location of Rhiwbina, within a short distance of the amenities of the village and great transport links this property is perfect for a family.

Accommodation briefly comprises: Entrance, hallway, cloak room, lounge/ dining room, kitchen and family room to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the second floor is a converted attic room/ bedroom. The property further benefits from an enclosed rear garden and driveway for off road parking.

#### Entrance

Entered via a double glazed PVC front entrance door with matching obscure glass side window, into:

#### Hallway

Stairs leading to the first floor, under stair storage cupboard, two radiators.

#### Cloakroom

PVC double glazed obscure window to side, W.C, wall mounted wash hand basin with mixer taps, tiled splash backs.

#### Lounge/Dining Room 25' 10" x 11' 5" (7.62m 0.25m x 3.35m 0.13m)

Open lounge and dining room, approached from both the kitchen and the entrance hall, coved ceiling, fireplace inset with a living flame coal effect gas fire with marble hearth and surround, two radiators. PVC double glazed window to the front, multi pane double doors opening in to the family room.

#### Kitchen 12' 2" x 9' 2" (3.66m 0.05m x 2.74m 0.05m)

Fitted with a range of wall and base units with work tops over. Sink and drainer with mixer tap, vegetable cleaner and drainer. Integrated four ring gas hob (Hotpoint), integrated Bush fan assisted electric oven, fitted extractor hood over. Space for an upright fridge freezer, space with plumbing for an automatic washing machine, PVC double glazed window with a side drive aspect, coved ceiling, square archway leading to the family room.

#### Family Room 19' 8" x 11' 0" (5.79m 0.20m x 3.35m)

Versatile and spacious reception room, forming part of a single storey extension, sliding double glazed patio doors that open to the rear garden. Further PVC window to the rear aspect, radiator, coved ceiling, PVC double glazed door opening to the side drive, open plan to the kitchen incorporating a wide breakfast bar with space for breakfast stools.

#### First Floor

Stairs rise up from the entrance hall, wooden Bannister and wrought Iron spindles.

#### Landing

#### Bedroom One 13' 1" x 11' 5" (3.96m 0.03m x 3.35m 0.13m)

Double glazed window to the front aspect, radiator.

#### Bedroom Two 12' 4" x 11' 4" (3.66m 0.10m x 3.35m 0.10m)

With a PVC double glazed window to the rear aspect, radiator.

#### Bedroom Three 10' 4" x 8' 10" (3.05m 0.10m x 2.44m 0.25m)

Radiator, PVC double glazed tilt and turn window to rear, built in wardrobes.

#### Bathroom

PVC double glazed obscure window to the side, tiled walls, panel bath with shower over, pedestal wash hand basin, WC, radiator.

#### Second Floor Landing

Approached via a custom made returning carpeted staircase with hand rail and double glazed window to front leading to:

#### Attic Room / Bedroom Four 21' 1" max x 11' max (6.40m 0.03m max x 3.35m max)

Double glazed window inset within the dormer provides elevated outlooks across the rear gardens and over the surrounding area, two radiators and



access to a roof space storage area.

#### Outside 11' 8" x 8' 10" (3.35m 0.20m x 2.44m 0.25m)

Driveway providing parking for several vehicles which leads to:

#### Store Room

Additional store room, currently semi converted into a useful room approached from the drive via a PVC double glazed door, window to the front and further window to the rear. Double doors open in to a store room which is the back section of the garage, also inset with a window. Outside water tap.

#### Front

Neatly laid to lawn edged with borders of stone and low boundary walls.

#### Rear

Enclosed rear garden comprising of a large paved patio sitting area with a lawn beyond. Well stocked borders with shrubs and trees affording natural screens of privacy, and enclosed by a combination of block built boundary walls surrounded by timber fencing. Greenhouse to remain. South facing aspect.