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Tenure: Freehold (Vendors Solicitor to confirm)

Ref: JP/CYS220296

Council Tax Band: F (2022)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

13 Pen-Y-Groes Road, Rhiwbina, Cardiff. CF14 4SU



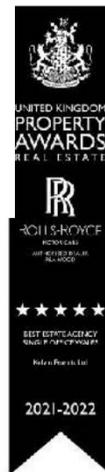
TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metriplan (2022)

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A large, double storey extended and double bay-fronted traditional semi-detached property positioned on a quiet road within Rhiwbina, just a short walk to Rhiwbina village shops and Birchgrove train station, within the school catchment for Ton-Yr-Ywen Primary & Llanishen High School . Entrance hall, bay-fronted lounge, dining/reception room, breakfast room, kitchen, utility room, cloakroom/WC, 4 bedrooms, en-suite bathroom and a family bathroom. There is also a converted garage which is a multi-functional room as an office/hobbies room or garden room. Double glazed windows and doors, gas central heating, fitted wardrobes, built-in oven/hob/hood and integral dishwasher, burglar alarm system, a mains water filter as well as an air filtration system. Outside is enclosed to the front with a drive for 3-4 cars, an enclosed garden to the rear with decking area, water feature, lawn and an abundance of sheds with a side garden area ideal for growing-your-own. EPC Rating: C

Guide Price: £489,950



Entrance Hallway

Approached via two double timber entrance doors with circular windows, period stained and leaded glass to the side, stained and leaded door to the breakfast room, herringbone style woodblock flooring, mains water filter, telephone point, easy rising staircase to the first floor landing, under stairs recess and storage, glazed double doors into the lounge.



Lounge 13'4" (4.06m) x 12'5" (3.78m)

Diamond leaded bay window overlooking the front garden, panelled radiator, continuation of the herringbone style woodblock flooring, wall mounted flame effect electric heater, TV point.



Dining/Reception Room 14'6" (4.42m) x 11'5" (3.48m) overall

A part bay window with double glazed sliding patio doors giving access to the rear decking and garden beyond, continuation of the herringbone style woodblock flooring, inset multi-burner on a slate hearth with a timber surround, radiator, wall lights.



Breakfast Room 12'4" (3.76m) x 8'5" (2.57m) overall

Feature double glazed diamond leaded bay window to the side, radiator, period patterned quarry floor tiling, cupboard housing the Ferroli combi gas central heating boiler, internal door to the kitchen.



Kitchen 11'1" (3.38m) x 10'1" (3.07m) overall

A white kitchen appointed along three sides comprising of eye level units and base units with drawers and round nose worktops over, tile effect laminate flooring, inset stainless steel sink with mixer tap, four ring ceramic electric hob with cooker hood above, an electric double oven, integrated slim line dishwasher, tiled flooring, ceiling spotlights, space for an upright American style fridge/freezer, full height windows and French doors leading onto the rear garden, door into the utility room.

Utility/Laundry Room 7'7" (2.31m) x 4'1" (1.24m)

Additional worktop with plumbing and space for washing machine and separate dryer, window and double glazed door giving access to the rear garden, tile effect laminate flooring, door to cloakroom/WC.

Cloakroom/WC

Continuation of the flooring, low level close coupled push-button WC, corner wash hand basin with tiled splashback, radiator, tile effect laminate flooring, opaque window to the side.

First Floor Landing

Original stain and leaded window to the side, ceiling mounted filtration system housed in the attic space, radiator, period doors to the majority of the first floor accommodation.



Bedroom 1 14'8" (4.47m) x 11'2" (3.4m)

Overlooking the delightful rear garden, double radiator, TV point, ceiling spotlights, fitted wardrobes comprising of a two doubles with sliding doors and door to the . . .



En Suite Bathroom

Opaque window to the front, a steel panelled bath with contemporary taps and thermostatic shower over with folding glazed shower screen and marble effect aqua lock waterproof cladded walls, tongue and groove cladded ceiling, close coupled push-button WC, pedestal wash hand basin, combination light and shaver point, tiled flooring.



Bedroom 2 14'2" (4.32m) x 11'2" (3.4m) overall

A diamond leaded double glazed bay window overlooking the front garden and quiet road, radiator, TV point.

Bedroom 3 13'4" (4.06m) x 11'8" (3.56m)

A third double bedroom overlooking the rear garden, radiator, built-in wardrobe.

Bedroom 4 8'10" (2.69m) x 7'4" (2.24m)

Diamond leaded double glazed window to the front, radiator, loft access, fully boarded with lighting.

Bathroom

White suite comprising of corner bath with Triton electric shower over, close coupled push-button WC, pedestal wash hand basin, combination light and shaver point, aqua lock wall panelling, opaque window to the side, chrome heated towel rail, tile effect laminate flooring, tongue and groove cladded ceiling.

Outside Front

Period red brick stone front dwarf boundary wall, pillared entrance leading onto the presscrete driveway with parking for 3-4 cars, courtesy coach light, side gate giving access to the vegetable side area.

Rear Garden

A decking relaxation area with courtesy lighting, central water feature with roped balustrade and mini feature bridge, small central area laid to lawn with ceramic tiling leading to the rear decked relaxation area, greenhouse, feature central apple tree, three independent timber garden sheds, with one shed having power, established plants, trees and shrubbery, double doors to the garden/hobbies/office room, outside water tap.



Garden/Hobbies/Office Room 13'8" (4.17m) x 7'8" (2.34m) overall

Formerly the garage but now a multi-purpose room fully insulated with uPVC double glazed access door from the tiled entrance canopy with further double French doors opening onto the rear garden, an abundance of power points and lighting, separate electric consumer unit.

Directions

Travelling along Beulah Road away from Rhiwbina village, take the first turning right into Pen-Y-Groes Road, continue across Heol-Y-Efail into the continuation of Pen-Y-Groes Road and the subject property can be found a short distance on the right hand side.

Viewers Material Information:

- 1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
- 2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from The Mortgage Advice Bureau, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.