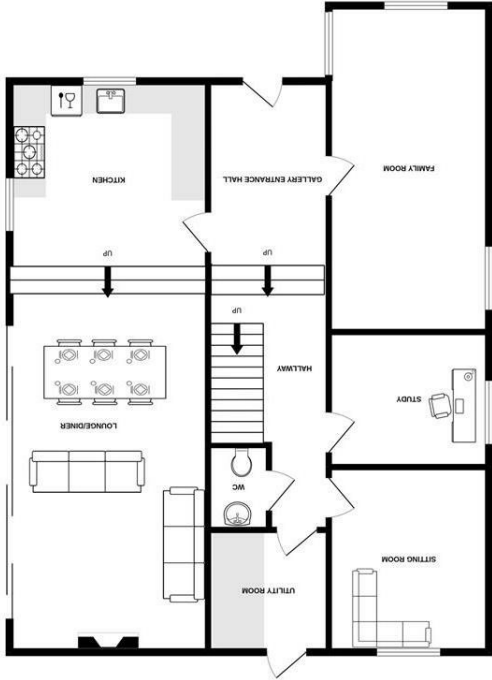




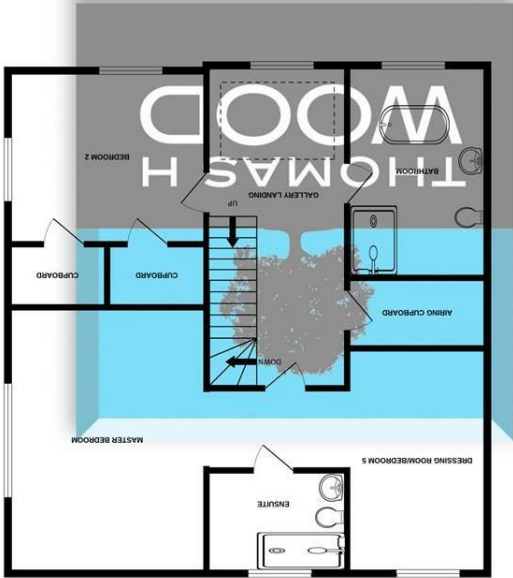
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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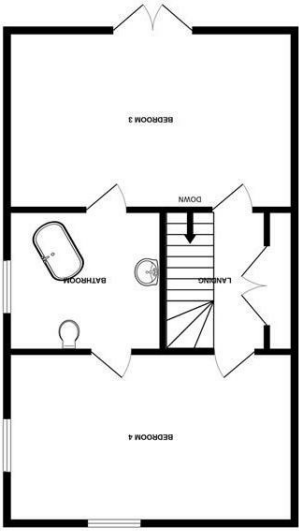
TOTAL FLOOR AREA : 242.3 sq.m. (2609 sq.ft.) approx.



GROUND FLOOR
103.2 sq.m. (1111 sq.ft.) approx.



1ST FLOOR
87.8 sq.m. (945 sq.ft.) approx.



2ND FLOOR
51.3 sq.m. (552 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com





Rhiwbina Hill,
Rhiwbina, Cardiff
CF14 6UP

£795,000
House - Detached
5 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - C71

Potential EPC Rating - C78



A wonderful opportunity to acquire this substantial detached family home on Rhiwbina Hill with stunning views across Cardiff and beyond. The current owners have transformed the property to create a modern and versatile home over three floors and benefits from a new central heating system, new modern aluminium windows and doors throughout and quality bathrooms and kitchen. The stunning entrance hallway with vaulted ceilings and gallery landings gives the property a real sense of grandeur. The kitchen benefits from tremendous views across Cardiff and leads to a generous open plan dining area and lounge. The lounge overlooks the substantial gardens and are accessed via anthracite aluminium sliding doors that bring the outside in. Furthermore, to the ground floor there are two further reception rooms that offer flexible living and would make an excellent ground floor bedroom if desired. A study, utility room and WC complete this exceptional ground floor layout.

ENTRANCE HALLWAY

8.41 x 2.31 (27'7" x 7'7")

A striking entrance hallway with vaulted ceilings and galleried landings above. With tiled floors, painted walls, radiators with TRV, under stairs storage and doors to all rooms and stairs to the first floor.

KITCHEN

4.00 x 4.19 (13'1" x 13'9")

Superb split level kitchen overlooking the front and side aspect of the property with panoramic views. With marble and solid oak worktops and a range of base units and storage. Integrated dishwasher, Belfast sink with chrome mixer and space for range cooker and space for fridge freezer. Steps leading to;

LOUNGE/DINER

4.0 x 6.61 (13'1" x 21'8")

The dining area is open plan to the kitchen and adjoins the main lounge. This generous space has ample room for a sizeable dining table and lounge furniture. With wooden floors, painted walls, smooth ceiling with coving, woodburning stove and picture sliding doors overlooking the gardens.

PLAYROOM

3.12 x 6.20 (10'3" x 20'4")

A flexible space that is currently being used as a gym but would work well as a bedroom if desired. With carpeted floors, painted walls, smooth ceiling with coving, spotlights, radiator with TRV and double glazed windows to the front and side aspect.

STUDY

5.52 x 2.58 (18'1" x 8'6")

An excellent size study with side facing double glazed window, carpeted floors, painted walls, smooth ceiling with coving and radiator with TRV

FAMILY ROOM

2.58 x 4.45 (8'6" x 14'7")

Situated at the rear of the property with carpeted floors, painted walls, smooth ceiling with coving, radiator with TRV and spotlights.

UTILITY ROOM

1.59 x 2.36 (5'3" x 7'9")

Tiled floors, painted walls, smooth ceiling with coving, space and plumbing for washing machine and tumble dryer. Stainless steel sink with chrome mixer tap, obscure glazed door to rear.

GALLERY LANDING

Open plan galleried landing overlooking the entrance hallway with panoramic views across, doors to master bedroom, bedroom three, family bathroom and airing cupboard. Stairs to second floor.

MASTER BEDROOM

3.86 x 4.40 (12'8" x 14'5")

A substantial master bedroom with carpeted floors painted walls, smooth ceiling with coving, spotlights, picture double glazed window overlooking the beautiful gardens. Open plan to;

DRESSING ROOM

2.55 x 4.28 (8'4" x 14'1")

(PREVIOUSLY BEDROOM 5)

A sizable dressing room with carpeted floors, painted walls, smooth ceiling with coving, spotlights, radiator with TRV and double glazed window to rear.

ENSUITE TO MASTER BEDROOM

1.88 x 2.18 (6'2" x 7'2")

A beautifully appointed shower room with porcelain tiled floors and walls. Mosaic tiled shower with chrome waterfall and handheld shower. Low-level WC, wash hand basin vanity unit, chrome spotlights, obscure double glazed window to rear and traditional towel radiator.

BEDROOM 4

3.80 x 3.70 (12'6" x 12'2")

Excellent size double bedroom with carpeted floors, painted walls, smooth ceiling with coving, front and side aspect double glazed windows, built-in storage cupboards and radiator with TRV. A really lovely bedroom with picturesque views.

Stairs lead to a further landing with a generous storage cupboard with lighting. The top floor has two substantial double bedrooms and Jack and Jill bathroom.

BEDROOM 3

5.48 x 3.41 (18'0" x 11'2")

Overlooking the front aspect of the property with picturesque views of the surrounding countryside and Cardiff City centre. Another excellent sized double bedroom with carpeted floors, painted walls, smooth ceiling, Juliet balcony with countryside views and radiator with TRV door to;

BATHROOM

3.07 x 2.31 (10'1" x 7'7")

Stunning bathroom with freestanding bathtub, chrome mixer taps and handheld shower, low-level WC, wash hand basin vanity unit with chrome taps, traditional towel radiator, metro bricked half tiled walls, chrome spotlights, extractor fan and Velux window. Door to;

BEDROOM 4

5.48 x 3.22 (18'0" x 10'7")

A further double bedroom overlooking the rear aspect of the property with carpeted floors, painted walls, smooth ceiling, double glazed window to rear aspect, Velux window to side aspect and radiator with TRV.

GARDEN

The generous gardens are accessed via steps and gate to the front and pathway around the property. The lounge overlooks the delightful garden with mature trees and shrub borders. The garden offers excellent privacy with picturesque views of the countryside and beyond.

DRIVEWAY

There is ample off road parking for several cars.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band H

EPC

C Rating

