



Heol Briwnant,
Rhiwbina, Cardiff,
CF14 6QF



Asking Price
£575,000

4 Bedrooms
House - Semi-Detached

A spacious and beautifully presented, four bedroom semi detached family home, ideally positioned on Heol Briwnant in Rhiwbina. This attractive home offers excellent versatility, perfectly suited to modern family living. The layout has been thoughtfully arranged to provide both open plan and separate living spaces, allowing flexibility for entertaining, home working or growing families. The kitchen and dining space forms a real focal point of the home, with bifold doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. This is complemented by two further reception rooms, offering valuable additional space rarely found in similar properties. To the first floor, the property continues to impress with three well proportioned double bedrooms and four piece modern family bathroom. The loft conversion has created a stunning master bedroom with dressing room and en suite. Well positioned for access to Rhiwbina village, highly regarded schooling and excellent transport links.

ENTRANCE HALLWAY

A spacious and welcoming central hallway accessed via composite entrance door with uPVC glazed side panel. Finished with wood block flooring, smooth plastered walls and ceiling, with stairs rising to the first floor and access to the principal ground floor rooms. Useful understairs storage.

LOUNGE

11'10" x 11'11"

A comfortable and well proportioned reception room overlooking the front aspect. Featuring wood block flooring and a central gas fire, creating a warm and inviting living space.

SITTING ROOM

12'5" x 12'6"

A versatile second reception room offering flexibility for family life. A cosy yet stylish space with wood burning stove as a focal point. Finished with LVT flooring, smooth walls and ceiling with coving. Open plan to;

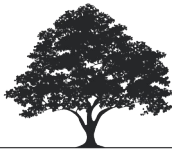
Features

- Four Double Bedrooms
- Impressive Principal Suite With Dressing Room And En Suite
- Open Plan Kitchen And Dining Space With Bi Fold Doors
- Two Reception Rooms Offering Flexible Living
- Ground Floor Shower Room Separate Utility Room
- Private And Enclosed Rear Garden Ideal For Entertaining
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

KITCHEN/DINER

17'9" x 8'11"

A bright and sociable open plan space forming the heart of the home. The dining area benefits from bifold doors opening onto the rear garden along with Velux roof windows, flooding the room with natural light. Finished with LVT flooring, smooth walls and ceiling with inset spot lighting.





KITCHEN

7'9" x 8'0"

A well appointed modern kitchen with a range of wall and base units and complementary work surfaces. Incorporating integrated appliances with space for additional freestanding items. A practical layout opening seamlessly into the dining area.

UTILITY ROOM

7'8" x 3'4"

A practical addition providing space and plumbing for washing machine and tumble dryer. Fitted storage, ventilation and extraction, radiator and LVT flooring.

W.C. & SHOWER ROOM

4'8" x 6'2"

A modern ground floor shower room fitted with a three piece suite comprising low level WC, wash hand basin and walk in shower. Finished with tiled splashbacks, extractor fan and chrome heated towel rail. Side aspect window.

LANDING

A generous landing area providing access to all first-floor rooms. A further staircase with access to the master bedroom.

BEDROOM TWO

12'4" x 12'6"

A spacious double bedroom positioned to the front aspect. Fitted wardrobes and ample space for additional furniture. With carpeted floor, painted walls, smooth ceiling and modern radiator.

BEDROOM THREE

10'8" x 10'11"

A well proportioned double bedroom overlooking the rear garden. Finished with carpeted flooring and neutral décor. With carpeted floor, painted walls, smooth ceiling and modern radiator.

BEDROOM FOUR

11'11" x 11'11"

Another generous bedroom offering excellent flexibility for family use, guest accommodation or home working. With carpeted floor, painted walls, smooth ceiling and modern radiator.

FAMILY BATHROOM

7'8" x 8'9"

A spacious and well appointed bathroom fitted with a contemporary suite comprising bath with central taps and handheld shower, separate shower enclosure, WC and vanity unit with wash hand basin. Finished with tiled surrounds, chrome heated towel rail and obscure window.



4 BEDROOMS



3 BATHROOMS



3 RECEPTION ROOMS



ENERGY RATING:

Information

- Postcode: CF14 6QF
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1569.50 sq ft
- Current EPC Rating:
- Potential EPC Rating:

PRINCIPAL BEDROOM**15'3" x 10'0"**

Via carpeted staircase to a superb main bedroom enjoying excellent natural light via a Juliet balcony. With carpeted floor, feature wall, painted walls, smooth ceiling and modern radiator. A wonderful master bedroom!

DRESSING ROOM**5'8" 11'11"**

Fitted with a range of wardrobes providing excellent storage. Rear aspect window and a valuable addition to the principal suite.

ENSUITE**7'7" x 5'6"**

Fitted with a three piece suite comprising low level WC, wash hand basin with vanity storage and shower enclosure with glazed screen. Finished with tiled splashbacks and chrome heated towel rail.

OUTSIDE**FRONT**

Set back from the road with a neat frontage and ample off road parking. Well positioned within this sought after residential location.

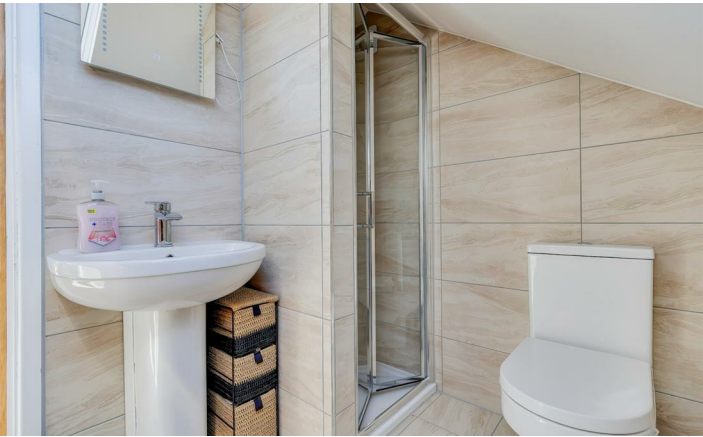
REAR

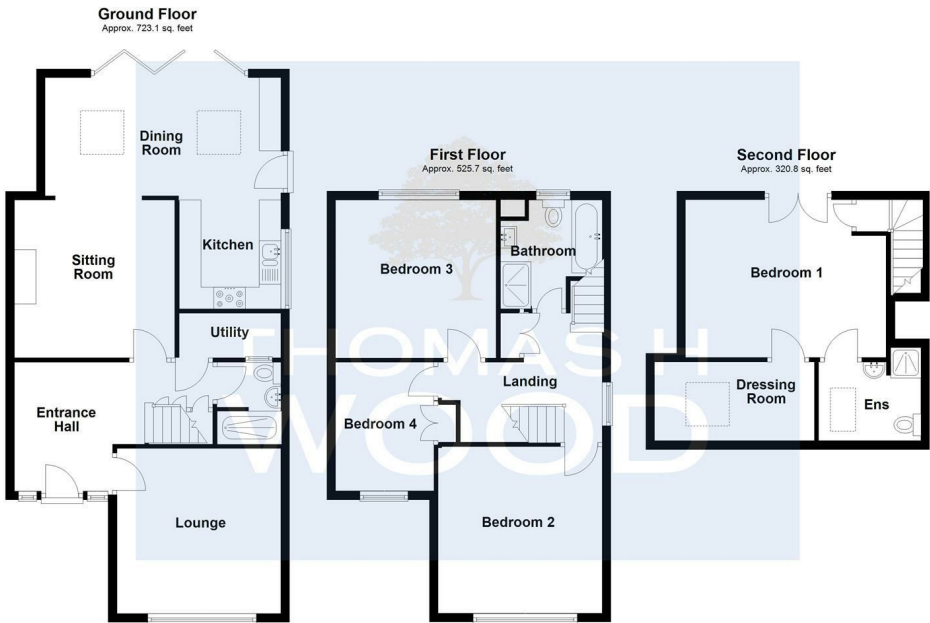
A generous rear garden designed for an abundance of mature plants, shrubs and trees. Large laid lawn area and patio and ideal for outdoor dining and entertaining. With direct access from the kitchen and dining space.

TENURE

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

COUNCIL TAX**Band F**





Total area: approx. 1569.5 sq. feet

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

This is a fantastic opportunity to acquire a long term family home in a highly sought after location.

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