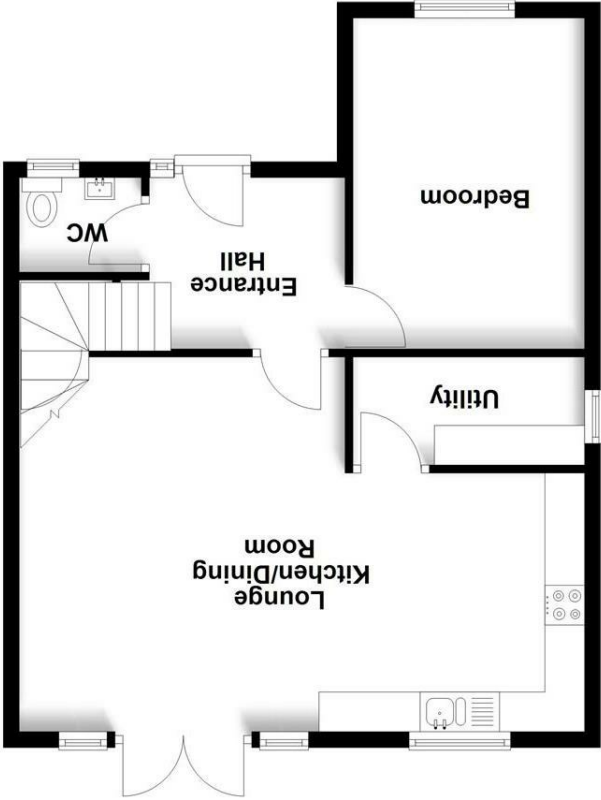
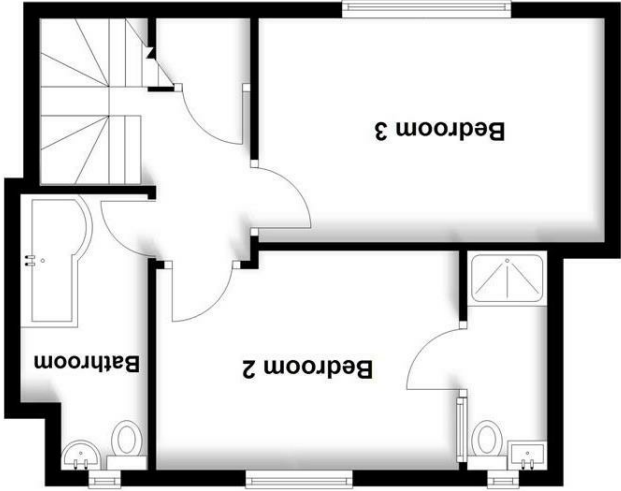


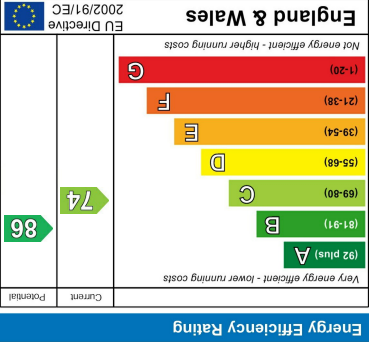
Total area: approx. 1021.2 sq. feet



Ground Floor  
Approx. 598.7 sq. feet



First Floor  
Approx. 422.5 sq. feet



CONTACT

EMAIL

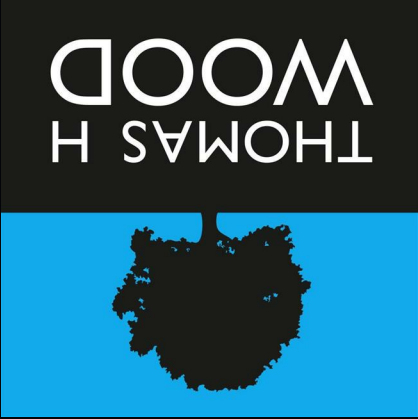
sales@thomashwood.com

TELEPHONE

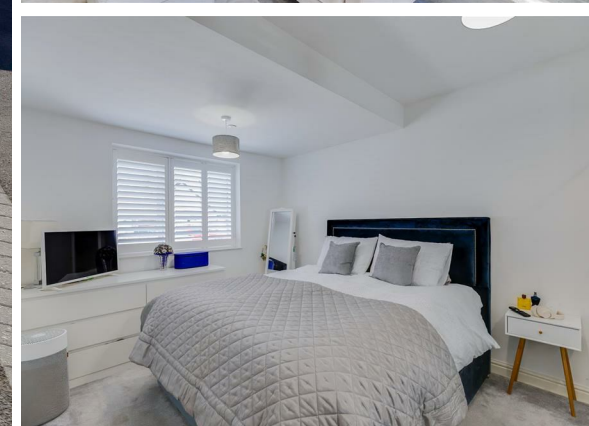
02920 626252

WEBSITE

www.thomashwood.com







177A Pen-Y-Dre,  
Rhiwbina, Cardiff  
CF14 6EN



Asking Price £450,000  
House - Semi-Detached  
3 Bedrooms

**Tenure - Freehold**

**Floor Area - 1021.20 sq ft**

**Current EPC Rating - C74**

**Potential EPC Rating - B86**



3



3



1



C

Welcome to 177a Pen Y Dre, a stunning and contemporary three-bedroom bungalow conversion set in the heart of one of Cardiff's most desirable residential areas. Immaculately presented, this beautifully designed home offers modern open-plan living, generous accommodation, and a sunny rear garden—perfect for families, downsizers, or anyone seeking low-maintenance luxury in a well-connected location.

Step inside to discover a spacious, light-filled layout, starting with a striking open-plan kitchen, dining and family room—the true heart of the home. The kitchen boasts sleek, high-quality units, integrated appliances, and ample worktop space, seamlessly flowing into a relaxed family area ideal for entertaining or simply unwinding in comfort.

This thoughtfully laid out home features three generously sized double bedrooms, each tastefully decorated and filled with natural light. The stylish bathroom, ensuite and kitchen ensure that the home is truly turn-key ready. Situated in the ever-popular area of Pen Y Dre, this home is within easy reach of Cardiff's best schools, local parks, and excellent commuter links—making it a prime choice for families and professionals alike.

This is an exciting opportunity to own a stylish, low-maintenance home in a highly desirable location. Early viewing is essential to truly appreciate what this exceptional property has to offer.

#### **ENTRANCE HALLWAY**

Via glazed UPVC door to a spacious hallway. Doors to all rooms and stairs to the first floor.

#### **GROUND FLOOR MASTER BEDROOM**

2.92m x 4.18m (9'6" x 13'8")

Carpeted floor, painted walls and smooth ceiling with pendant lighting. UPVC window with fitted shutters and radiator with TRV.

#### **OPEN PLAN KITCHEN DINER & LIVING ROOM**

7.00m x 4.73m (22'11" x 15'6")

A superb open plan kitchen, with stainless steel sink, integrated dishwasher, electric hob, microwave oven, electric oven and fridge freezer. Tiled splashbacks and painted walls. This generous open plan space can comfortably accommodate a family size dining table and chairs and sofas. LVT flooring covers the whole room and there are UPVC window and French doors to the rear garden.

#### **UTILITY**

2.93m x 1.21m (9'7" x 3'11")

Space and plumbing for appliances. Wall mounted combination boiler. Worktop and base units, UPVC window and radiator.

#### **W.C.**

1.57m x 1.18m (5'1" x 3'10")

An enclosed WC and wash hand basin vanity unity. UPVC window and chrome towel rail.

#### **LANDING**

Via carpeted staircase to landing. Doors to all rooms.

#### **BEDROOM ONE**

3.83m x 3.00m (12'6" x 9'10")

Overlooking the rear with carpeted floor, painted walls and smooth ceiling with spotlights. UPVC window and radiator with TRV. Door to;

#### **EN-SUITE**

1.00m x 2.98m (3'3" x 9'9")

A modern three piece suite with wash hand basin vanity and enclosed WC. Shower enclosure with chrome mixer shower. UPVC window and chrome towel rail.

#### **BEDROOM TWO**

4.25m x 2.85m (13'11" x 9'4")

Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling with spotlights. UPVC window and radiator with TRV.

#### **BATHROOM**

1.61m x 3.47m (5'3" x 11'4")

A modern three piece suite with wash hand basin vanity and enclosed WC. Panelled bath with chrome mixer shower and central taps.

#### **OUTSIDE**

##### **FRONT**

A welcoming frontage with ample off road parking to the driveway. Gate to the rear garden.

##### **REAR**

A generous and sunny rear garden, with paved patio leading to artificial lawn. Further patio area to rear, enclosed by timber perimeter fencing. Large shed and side access gate to front.

#### **TENURE**

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

#### **COUNCIL TAX**

Band F



