



81 Tyn Y Parc Road, Rhiwbina, Cardiff, CF14 6BJ.

£499,950 Freehold

pa black



81 Tyn Y Parc Road, Rhiwbina, Cardiff, CF14 6BJ.

A large fully improved and extensively renovated detached four bedroom double fronted bungalow, externally finished in pastel coloured Alpine render, all beneath a deep hipped roof of rosemary tiles. This exceptional property includes white PVC double glazed windows, white PVC soffits and fascia boards, new guttering and rainwater goods, new gas heating with panel radiators and a modern boiler, and new plastered walls, ceilings, skirting boards, door architrave's and contemporary oak panel internal doors.

This substantial home fronts wide Tyn Y Parc Road, set back with a large private block paved entrance drive, and benefiting a single garage approached via a further communal side driveway.

A special feature are the large and lovely level private rear gardens, enclosed for privacy and providing a wonderful area of open space, with lawns and patios, largely enclosed.

This unique property provides spacious well-proportioned versatile living space, ideal for a professional couple, retired couple or a family, benefiting from Whitchurch High School catchment and ideally placed within a short driving distance to both Rhiwbina Garden village and Whitchurch village with its comprehensive and popular local shops, stores, restaurants and amenities.

The property comprises a central entrance hall, a lounge with a wide splayed bay and reproduction fireplace, a 22 Ft. principal sitting room with oak flooring and contemporary fireplace, a log burner, a slate hearth and French doors.

There is an open plan modern fitted kitchen with integrated appliances and oak topped worktops, a formal dining room independently approached on the ground floor, whilst there are a further four bedrooms and three bathrooms - all modern white suites and one being ensuite to the generous master bedroom which is located at first floor level equipped with PVC French doors and a Juliet balcony with outlooks across the sizeable rear gardens.

An outstanding property in excellent condition, and available with early possession.

Rhiwbina Garden Village

Within both the village and Beulah Road there are a wide variety of local shops and amenities including the Flower Lodge, Michelle Marshall Salon, Ginger Whites, Threads, Snails wine bar and restaurant, Derek Freye Dry cleaners, a Barber shop, Parsons Bakery and Coffee shop, the Juberage Indian restaurant, a Gifts and card shop, the Co-Op mini market, Lloyds Pharmacy, The Nest Vintage and Living Stores, Barnadoes, the Gateway to India, the Rhiwbina Shed and garden Shop, Kingmans Opticians, the Beulah Dress Agency, DJK's ladies hairdressing salon, Cartwrights Travel And the Coco Health and Beauty Salon. In Ty Glas road there is also a Specsavers. Within the village is also a library.

Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door inset with obscure glass upper light window, deep hallway with ceramic tiled floor, high ceiling, radiator, wide carpeted returning spindle balustrade staircase with useful under stair storage cupboard.





Lounge

14' into a bay narrowing to 13' " x 13' 2" (4.27m into a bay narrowing to 3.96m x 4.01m)

Into a wide splayed bay with outlooks across the frontage gardens and drive, reproduction character fireplace inset with a cast iron grate with a slate hearth, oak flooring, double radiator, contemporary oak panel door to entrance hall.

Sitting Room

22' 1" x 13' (6.73m x 3.96m)

Independently approached from the entrance hall, a spacious principal reception room with oak flooring throughout, inset with a fireplace with a cast iron log burner, with wood surround and mantel, slate hearth and tiled inset, white PVC double glazed French doors with side screen windows open on to the large and lovely rear gardens, two radiators, high ceiling, contemporary modern panel door to entrance hall. Open plan to.....



Kitchen

12' 9" x 6' 6" (3.89m x 1.98m)

Well fitted along four sides with a modern range of panel fronted floor and eye level units beneath oak topped patterned work surfaces incorporating a white ceramic sink unit with chrome mixer taps, china handles, vegetable cleaner and drainer, integrated stainless steel Bosch four ring gas hob beneath a stainless steel canopy style extractor hood, integrated Bosch fan assisted electric oven, integrated freezer, walls partly ceramic tiled, matching glass fronted eye level display cabinet with glass shelves.

Ceramic tiled flooring, space for the housing of an upright fridge freezer, wall mounted Ideal Esprit Eco gas fired central heating boiler, space with plumbing for an automatic washing machine, space with plumbing for an automatic dishwasher, ceiling with spotlights, PVC double glazed window with a pleasing rear garden outlook. Soft closing doors and drawers throughout.



Formal Dining Room

12' 6" into a square bay x 9' 10" maximum (3.81m into a square bay x 3.00m maximum)

Independently approached from the entrance hall, oak flooring, deep and wide square bay with PVC double glazed windows along three sides with outlooks towards the rear gardens, high ceiling, radiator, contemporary modern panel door to entrance hall.

Bedroom One

13' 1" into a bay narrowing to 12' " x 12' 5" (3.99m into a bay narrowing to 3.66m x 3.78m)

Into a wide splayed bay inset with white PVC double glazed windows with outlooks across the block paved frontage drive, oak flooring, double radiator, stylish contemporary oak panel internal door to entrance hall.

Shower Room

Modern white suite comprising pedestal wash hand basin with ceramic tiled splashback, slim line W.C., separate shower cubicle with ceramic tiled wall with mounted chrome shower unit, clear glass shower door and screens, stylish chrome vertical radiator/towel rail, laminate wood flooring, PVC double glazed obscure glass window to side, Expelair air ventilator. Contemporary and stylish oak panel door to entrance hall.



First Floor Landing

Approached via a wide carpeted returning spindle balustrade staircase leading to a central landing, inset with a velux double glazed window.

Master Bedroom Two

14' 4" x 13' 1" maximum (4.37m x 3.99m maximum)

Approached from the landing via a traditional oak modern contemporary panel door. White PVC double glazed French doors open on to a Juliet balcony with outlooks across the sizeable rear gardens, velux double glazed window with blackout blind to side elevation, radiator. Restricted head height, vaulted ceilings.

Ensuite Bathroom

6' 10" x 6' 10" maximum (2.08m x 2.08m maximum)

Modern white suite with walls part ceramic tiled comprising panel bath with chrome mixer taps, Bristan shower unit with chrome shower fitment, large shaped pedestal wash hand basin with chrome mixer tap and pop-up waste, slim line W.C., radiator, velux double glazed window, exposed beam ceiling, shaver point. Restricted head height, vaulted ceilings.



Bedroom Three

12' 8" x 6' 9" (3.86m x 2.06m)

PVC double glazed window to side inset with obscure glass, radiator, velux double glazed window to rear, walk-in wardrobe, contemporary oak panel door to landing. Restricted head height, vaulted ceilings.

Bedroom Four

9' 6" x 9' 6" (2.90m x 2.90m)

PVC double glazed window to front, radiator, walk-in low height wardrobe, contemporary oak panel door to landing. Restricted head height, vaulted ceilings.

Family Bathroom

10' 8" x 6' 7" (3.25m x 2.01m)

Approached from the landing via a contemporary oak panel door, stylish modern white suite with walls part ceramic tiled, comprising shaped bath with chrome mixer taps and chrome mixer shower fitment, pedestal wash hand basin with ceramic tiled surround, chrome mixer taps and pop-up waste, slim line W.C., radiator, exposed beam ceiling, PVC double glazed obscure glass window to side. Restricted head height, vaulted ceilings.



Front Entrance Drive

Wide front block paved off street vehicular entrance drive approached via a wide entrance with a dropped kerb access from Tyn Y Parc Road, incorporated chiefly within the frontage garden and providing both turning space and off road parking for 3 - 4 cars. Edged to the front by a border of shrubs and plants, enclosed by decorative railings surmounted on to a boundary wall, and screened on one side by high mature hedgerow.

Garage

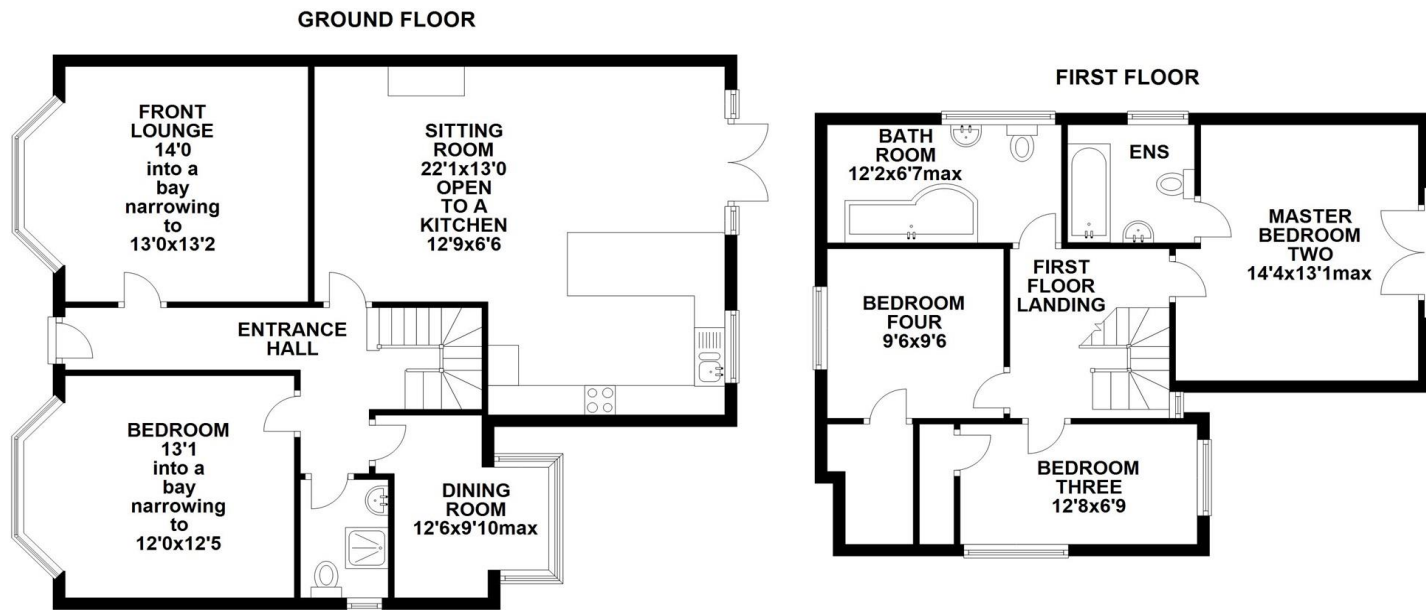
Single garage with up and over door, two windows, courtesy door to side.

Rear Gardens

A particularly sizeable and totally level rear garden, comprising of a large main lawn beyond a wide paved sun patio, bordered with trellising and a walk through pergola. The rear garden affords privacy and security by a combination of brick built boundary walls, mature high 8 ft hedgerow and a screen of garden trees all along three sides. There is a greenhouse positioned within the rear garden surmounted on to a part paved foundation. Externally there are three floodlights with sensors and access to the side leading on to a communal driveway for a limited vehicular access to the garage. Outside water tap,







OFFICE ADDRESS: 26 Merthyr Road, Whitchurch, Cardiff, CF14 1DH

EPC Rating: D

Property Ref: WHI302130 - 0001



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