



78 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HJ

£650,000 Freehold

pa black



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A large detached double fronted five bedroom dormer bungalow, built circa 1930, inset with double glazed windows and external elevations in white rough cast render, all beneath a hipped roof of concrete interlocking tiles.

This versatile and spacious property occupies a delightful position fronting Heol Y Deri, Rhiwbina, a highly respected residential road, just a few minutes' walk from Rhiwbina Garden Village, and a short drive to Pantmawr Road, allowing fast access to Manor Way, the A 470 and the M4.

Extended greatly this substantial property would prove ideal for a growing family with excellent local schools both primary and high including Whitchurch High School catchment.

A special feature are the large and lovely secluded rear gardens, and a private dual access in and out front drive, screened by trees affording maximum privacy and security.

The property also benefits gas heating with panel radiators and a new Worcester Boiler installed in November 2018, a character fireplace within the capacious main lounge (16'4 x 14'2), solar panels added in 2012, and a well fitted open plan stylish modern kitchen & breakfast room added in 2014 and being a generous (30'4 x 13'9).

The generous living space also includes a large utility room, a formal dining room, a charming sitting room (19'1 x 16'5) inset with a stylish and contemporary log burner plus two sets of bi-folding double glazed doors which open onto the large and lovely private level enclosed rear gardens.

The living space also includes a generous master suite comprising a (20'7 x 12'6) bedroom and a modern white contemporary shower room.

There is a further bathroom off the ground floor, whilst within the dormer first floor there are three bedrooms, each with partial vaulted ceilings and a further white bathroom.

The bungalow was extended by the previous owners in the 1970's, and whilst the current owners have completed a number of improvements, further modernisation would be anticipated.

Outside there is an extended garage (37'8 x 14'4 max), and there are also numerous out buildings including greenhouse, garden stores, log stores and storage sheds. A particularly large and versatile bungalow, ideal for two generation living or a growing family.

Entrance Porch

Open fronted, outside lights.

Entrance Hall

Central hallway with exposed stripped pine flooring, approached via a part panelled front entrance door, picture rail, and radiator.

Lounge

16' 4" x 14' 2" (4.98m x 4.32m)

Stripped pine flooring, character fireplace with cast iron surround, tiled insets, polished granite hearth and exposed brick fire breast, picture rail, double radiator, white PVC double glazed window overlooking the private frontage gardens and drive.





Kitchen / Dining Room

30' 4" x 13' 9" maximum (9.25m x 4.19m maximum)

Independently approached from the entrance hall, a wonderfully spacious open plan social space, ideal for a family or for entertaining, well equipped with an extensive range of modern contemporary floor units in high gloss black with streamline chrome handles beneath square nosed work surfaces incorporating a stainless steel sink with mixer taps, vegetable cleaner and drainer, integrated Bosch four ring electric Induction hob with granite splashback, integrated Bosch fan assisted electric oven, space with plumbing for an automatic washing machine.

Integrated Bosch dishwasher, integrated freezer, pull out chrome corner shelving storage unit x 2, integrated fridge, wood flooring, three sealed double glazed pine timber casement windows with outlooks across the side and rear gardens, double doors opening on to a paved sun terrace with rear gardens in view, large dining area with ample space for a sizeable dining table and chairs, white PVC double glazed window with side aspect, double radiator, built out pantry with shelving and solar PVC panel generator/isolator controls.



Sitting Room

19' 1" x 16' 5" (5.82m x 5.00m)

Approached independently from the entrance hall, a large principal reception room, equipped with wood flooring and a cast iron log burning stove, high ceiling with picture rail, two sets of sealed double glazed bi-folding doors both of which open on to the rear gardens providing different aspects, further pine sealed double glazed window to rear, double radiator.

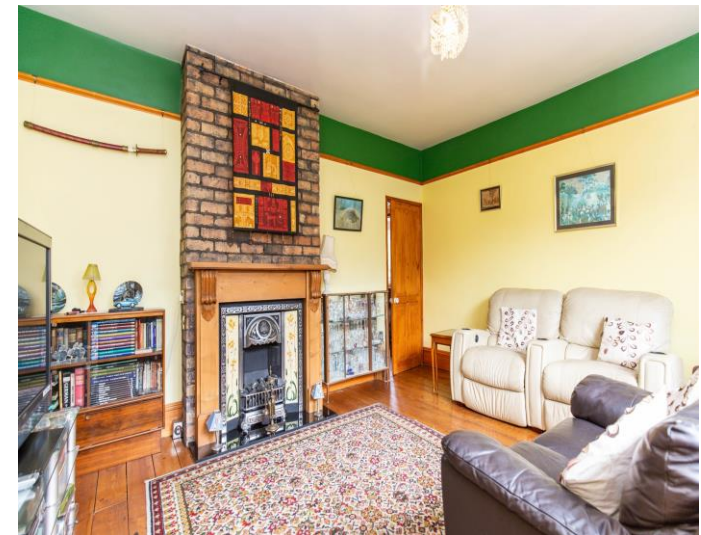
Utility Room

13' 10" x 11' 4" maximum (4.22m x 3.45m maximum)

Formerly the kitchen, versatile and available for a multitude of uses, fitted with an extensive range of floor and eye level units with round nosed oak patterned laminate work surfaces incorporating a sink unit with vegetable cleaner, mixer taps and drainer, stripped pine flooring, part tiled walls, peninsula breakfast bar, PVC double glazed window with a rear garden aspect, access to an outer hall.

Outer Hall

With pine flooring, PVC double glazed window with rear garden outlook, this hall leads to the master bedroom suite and the hallway is equipped with a picture rail and high ceiling.



Master Bedroom One

20' 7" x 12' 6" narrowing to 9' 2" (6.27m x 3.81m narrowing to 2.79m) A particularly large and generous well-proportioned bedroom, equipped with stripped pine flooring, dado rail, double radiator, PVC double glazed window with outlooks on to the private frontage gardens and drive, sliding double glazed patio doors opening on to a paved sun terrace with rear gardens in view.

Ensuite Shower Room

8' x 7' 8" (2.44m x 2.34m)

Approached from the outer hall forming part of the master suite, equipped with a white modern suite with double size square shaped enclosed shower cubicle with chrome shower fitment and power jet fittings, clear glass shower door and screen, W.C. with concealed cistern, shaped wash hand basin with chrome mixer taps and pop-up waste within a built out vanity unit, ceramic tiled floor, ceramic tiled walls, PVC double glazed obscure glass window to front, radiator.

Bedroom Two

12' 9" x 10' 1" (3.89m x 3.07m)

Independently approached from the entrance hall, a versatile room ideal as a snug or home office/study, equipped with a white PVC double glazed window with outlooks on to the private frontage entrance drive and gardens, coved ceiling, radiator.



Bathroom One

8' 9" x 4' 9" (2.67m x 1.45m)

Approached independently from the main entrance hall, comprising of a coloured suite with part ceramic tiled walls, panel bath with mixer shower fitment, pedestal wash hand basin, W.C., radiator, PVC double glazed window to side, coved ceiling.

First Floor Landing

Approached via a carpeted single flight staircase leading to a first floor landing, coved ceiling.

Bedroom three

10' 11" x 10' 5" (3.33m x 3.17m)

White PVC double glazed window with outlooks across the frontage drive, radiator, vaulted ceiling, restricted head space.

Bedroom Four

10' 8" x 10' (3.25m x 3.05m)

PVC double glazed window with a rear garden outlook, vaulted ceiling, restricted head space, radiator, access to eaves roof space storage area.



Bedroom Five

12' 4" x 7' 6" narrowing to 5' 4" (3.76m x 2.29m narrowing to 1.63m) PVC double glazed window to rear, access to eaves roof space storage area, radiator, oval shaped wash hand basin within a built out vanity unit, restricted head space, vaulted ceiling.

Bathroom two

7' 6" x 7' 9" minimum (2.29m x 2.36m minimum)

Walls part ceramic tiled, white suite comprising shower bath with chrome mixer taps with chrome mixer shower fitment, Triton shower unit, shaped shower screen, pedestal wash hand basin. W.C., PVC double glazed window to front, radiator.

Outside

Entrance Drive

Dual access in and out entrance drive screened to the front by mature conifer trees affording privacy and security and providing ample off street vehicular parking with access to the garage.



Front Garden

There are further areas of front gardens which are well tended and stocked with garden trees, shrubs and plants affording further levels of privacy.

Rear Garden

A particularly large and level rear garden is situated behind this substantial bungalow, chiefly laid to lawn beyond three patio areas, tree lined and enclosed by conifer trees and hedgerow affording natural levels of privacy and security. There are numerous out buildings including greenhouses, garden stores, log stores and storage sheds.

Garage

37' 8" x 14' 4" narrowing to 9' (11.48m x 4.37m narrowing to 2.74m) To the side of the bungalow is a substantial brick and block built garage inset with an up and over door, numerous windows and a courtesy door providing access to the rear gardens, electric power and light.

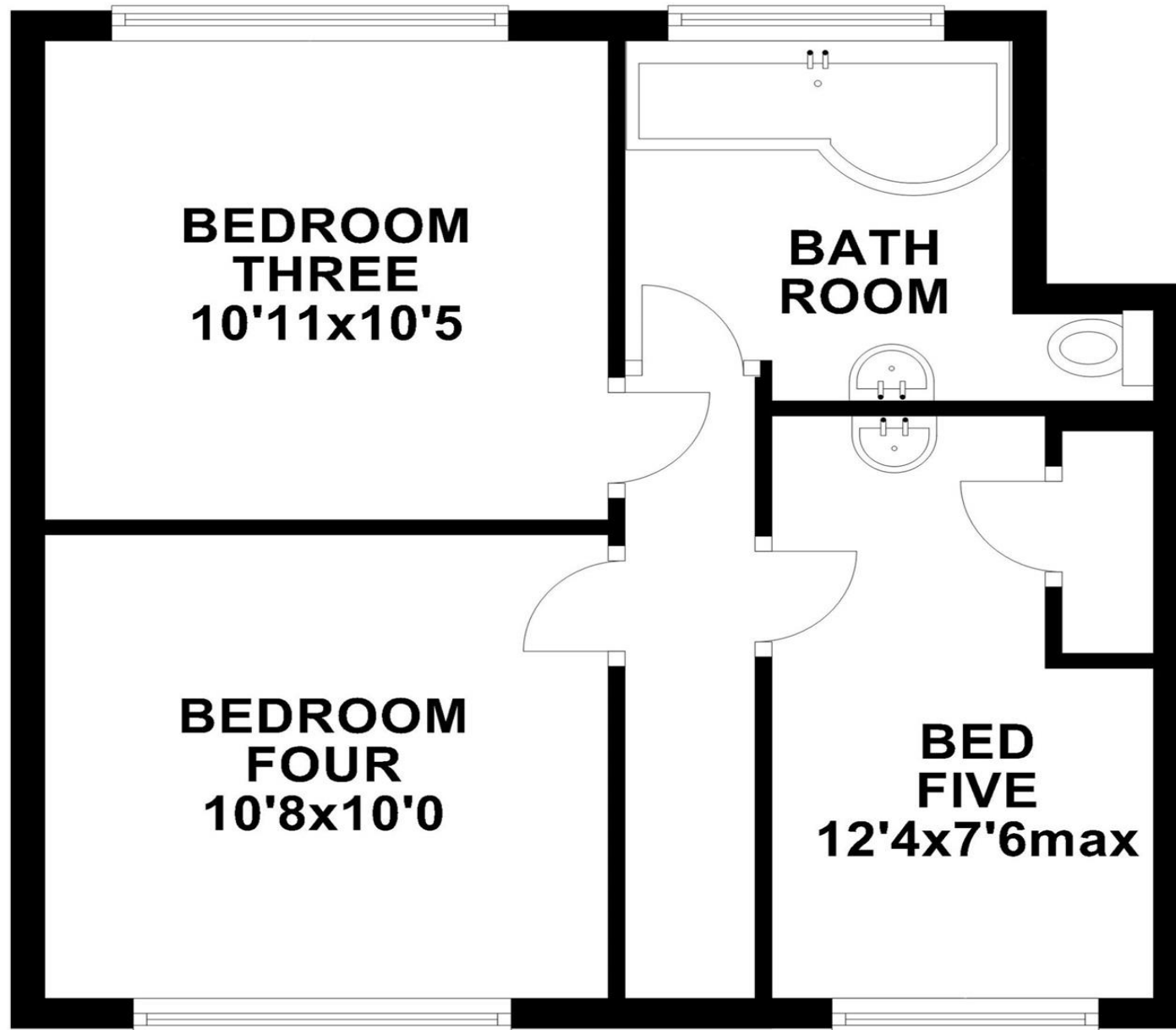


Rhiwbina Garden Village

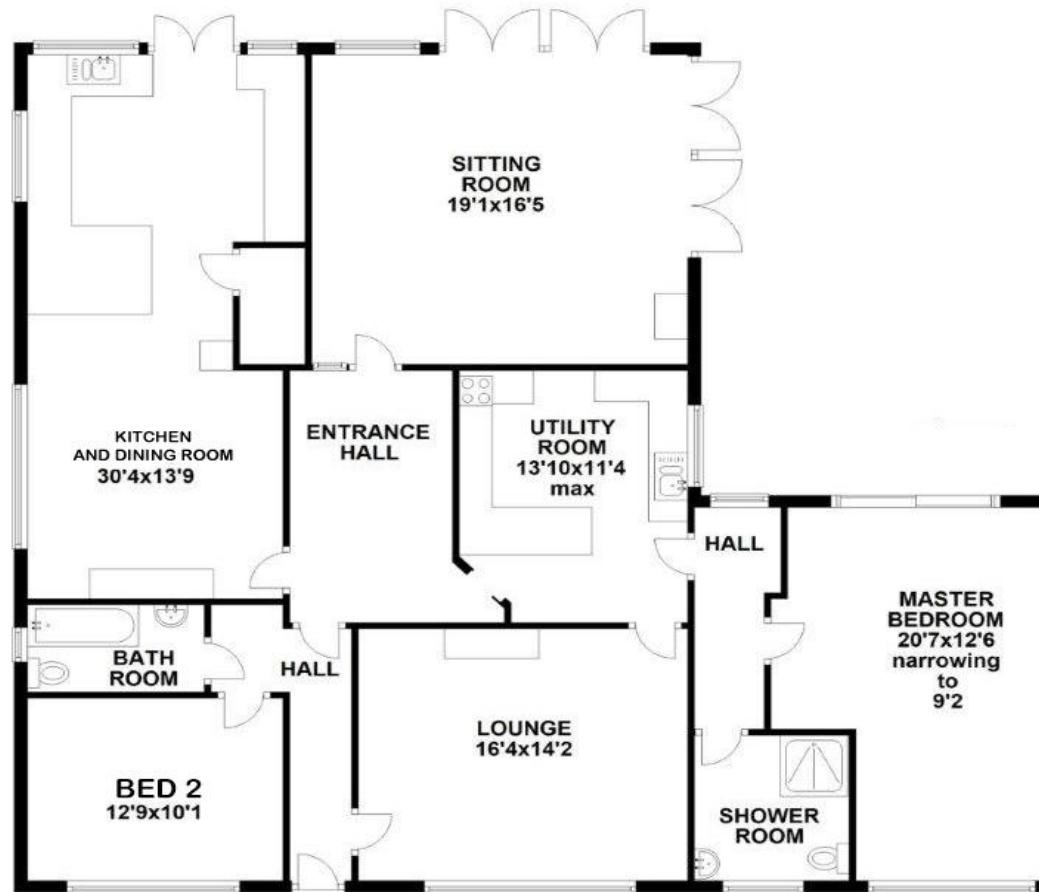
Within both the village and Beulah Road there are a wide variety of local shops and amenities including the Flower Lodge, Michelle Marshall Salon, Ginger Whites, Threads, Snails wine bar and restaurant, Derek Freye Dry cleaners, a Barber shop, Parsons Bakery and Coffee shop, the Juberage Indian restaurant, 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.



FIRST FLOOR 78 HEOL Y DERI



GROUND FLOOR



OFFICE ADDRESS: 24 Station Road, Llanishen, Cardiff, CF14 5LT

EPC Rating: Awaited

Property Ref: LSN302125 - 0004



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