



104 Caer Wenallt, Rhiwbina, Cardiff, CF14 7HQ

£550,000 Freehold

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A substantial detached four/five bedroom house, occupying a delightful position fronting a quiet private residential road, away from busy passing traffic, yet well placed within good access to Rhiwbina Garden Village.

The property lies within the highly favoured school Catchment of Whitchurch High, with excellent local primary schools within walking distance.

Built circa 1955, this large and deceptively spacious versatile family home benefits a deep private side entrance drive, a garage and a private fully enclosed rear garden, inset with a paved sun veranda approached from the generous 30 FT lounge.

In 2009 the property was extensively renovated with new ceilings, replastered walls and ceilings, new wiring, a new fitted kitchen, a modern family bathroom, gas heating, a new roof and new PVC double glazed windows, outer doors and french doors. Further improvements include stunning oak floors throughout the entrance hall, the dining room and the sitting room/bedroom, and a new first floor shower room installed in 2019.

The bright and tastefully decorated and maintained living space comprises an entrance porch, an entrance hall, a 30 FT lounge, a oak fitted kitchen with integrated appliances, a formal dining room, a separate sitting room/bedroom, a ground floor family bathroom, whilst the first floor comprises four bedrooms and a shower room.

A very generous family house available with no chain! Must be seen!

Amenities

Within a few minutes is an exit onto Manor way, providing fast travel to both the A 470 and the M4. Also with good access is Whitchurch Railway Station located, and also only a short distance away is Whitchurch Golf Club, an 18 hole parkland course right on your doorstep. Rhiwbina Recreational Club forms the centre of activities within the community, and is home to both male and female Bowls teams, a Chess Club, Tennis and Squash Clubs and the Highfields Amateur Radio Club.

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 dressing salon, Cartwrights Travel and the Coco Health and Beauty Salon.

There are three schools within the ward – Rhiwbina Primary School, Llanishen Fach Primary and Greenhill School. Llanishen Fach is the only school in Cardiff which sends its Year 6 pupils to two main secondary schools, Whitchurch High, and Llanishen High. Local Welsh-medium schools include Ysgol y Wern and Ysgol Melin Griffith.





Entrance Porch

Approached via a PVC double glazed leaded front entrance door, large PVC double glazed window with outlooks across the frontage gardens, coir matted threshold.

Entrance Hall

Central hall, approached via a glass panelled entrance door. Oak flooring throughout, carpeted spindle balustrade single flight staircase with hand rail and useful under stair storage cupboard. Further built-in cloaks hanging cupboard. Radiator, coved ceiling.

Kitchen 11' 9" x 9' (3.58m x 2.74m) Fitted along three sides with modern panel fronted oak floor and eye level units with round nosed laminate worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, integrated five ring stainless steel gas hob including wok burner beneath a canopy style stainless steel extractor hood, matching tall storage unit housing an integrated Lamona fan assisted electric oven with separate grill, pull out larder unit with retractable shelves, integrated fridge, space with plumbing for an automatic dishwasher, space with plumbing for an automatic washing machine, walls largely ceramic tiled, ceramic tiled floor, coved ceiling with spotlights, PVC double glazed window and timber casement side door leading on to the side driveway, radiator, wall mounted Worcester gas fired central heating boiler. Concealed meter cupboard with modern consumer unit/distribution box.

Lounge

30' x 12' 5" (9.14m x 3.78m)

A large principal reception room, running the full width of the property, finished with oak flooring throughout and a contemporary stone fireplace with a living flame coal effect gas fire with matching surround and hearth, coved ceiling, three double radiators, timber casement picture window with outlooks across the balcony and on to the rear gardens, sliding double glazed patio doors open on to a paved balcony, PVC double glazed French doors open on to a Juliet balcony.

Dining Room

14' 5" x 10' 9" (4.39m x 3.28m)

Approached independently from the entrance hall via a multi pane door leading to a formal dining room with oak flooring, radiator, coving and a PVC double glazed window with a side garden aspect.

Sitting Room / Bedroom One

14' 5" x 10' 9" (4.39m x 3.28m)

Independently approached from the entrance hall via a multi pane internal door, oak flooring throughout, double radiator, pretty leaded PVC double glazed window with outlooks across the frontage gardens, and coved ceiling.

Family Bathroom

10' 2" x 5' 10" (3.10m x 1.78m)

White suite with part ceramic tiled walls and ceramic tiled floor comprising panel bath with chrome mixer taps and a chrome mixer shower fitment, pedestal wash hand basin with chrome taps, W.C., PVC double glazed obscure glass leaded window to front, coved ceiling with spotlights, air ventilator, double radiator.

First Floor Landing

Approached via a carpeted single flight spindle balustrade staircase leading to a spindle balustrade main landing. With access to roof space, white traditional style panel doors to all principal first floor rooms.

Bedroom Two

12' 2" x 9' 2" plus an entrance recess (3.71m x 2.79m plus an entrance recess) PVC double glazed window with a rear garden aspect, double radiator, double full height 2 ft deep x 7' 1" wide built-in wardrobe.

Bedroom Three

14' x 7' 10" (4.27m x 2.39m)

With a useful access to an eaves roof space storage area, two velux double glazed windows to front.



Bedroom Four

14' 9" x 8' 6" narrowing to 5' (4.50m x 2.59m narrowing to 1.52m)

An L shaped bedroom inset with a pretty leaded PVC double glazed window with outlooks across the secluded frontage gardens and on to Caer Wenallt, radiator.

Bedroom Five

15' 11" x 8' 5" narrowing to 5' 8" (4.85m x 2.57m narrowing to 1.73m)

A further L shaped bedroom, inset with a PVC double glazed window with outlooks on to the private rear gardens, radiator, further built-in 2 ft deep x 5' 9" wide wardrobe.

Shower Room

8' 5" x 6' 6" (2.57m x 1.98m)

Walls ceramic tiled, double size shower with clear glass shower screen and door, shower unit, slim line W.C., shaped pedestal wash hand basin with chrome mixer taps, shaver point, air ventilator, skylight window, and radiator. Waterproof flooring.



Outside

Front Garden

Very secluded and tree lined laid to lawn edged with borders of mature shrubs and plants providing natural screens of privacy. The front garden is inset with a hard concrete pathway with support railings and block edging which provides access directly to the entrance porch.

Entrance Drive

Stencilled concrete private off street vehicular entrance drive leading to the garage, security outside lights and sensor, water tap.

Garage

Single garage with up and over door, outside security light, window.



Rear Garden

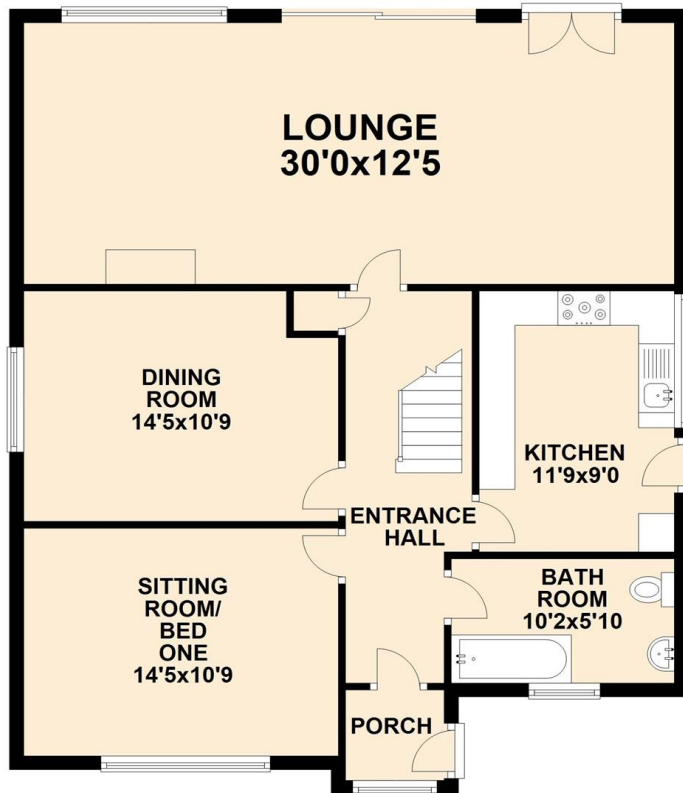
Very private and mature and well established chiefly comprising of a main lawn inset with a circular paved sun terrace edged with pretty borders of Cotswold stone and enclosed by mature screens of laurel hedgerow and garden trees providing an exceptional level of privacy. There is a sandstone veranda/balcony terrace which is approached from the lounge and finished with timber spindle balustrade and steps that lead directly down in to the main rear garden. There is also a very useful two section under cover storage area which is open fronted beneath the sun veranda ideal for storage.





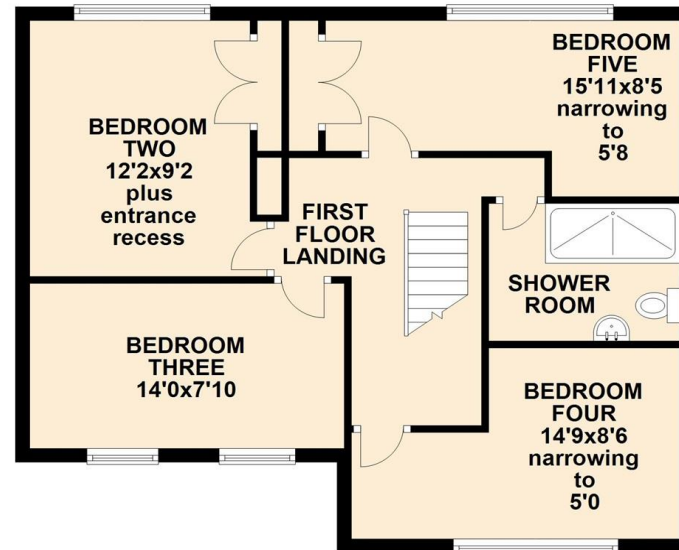
GROUND FLOOR 1000 SQUARE FEET

Approx. 92.9 sq. metres (999.7 sq. feet)



FIRST FLOOR 662 SQUARE FEET

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 154.4 sq. metres (1661.7 sq. feet)

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

EPC Rating: Awaited

Property Ref: WHI302739 - 0001



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