

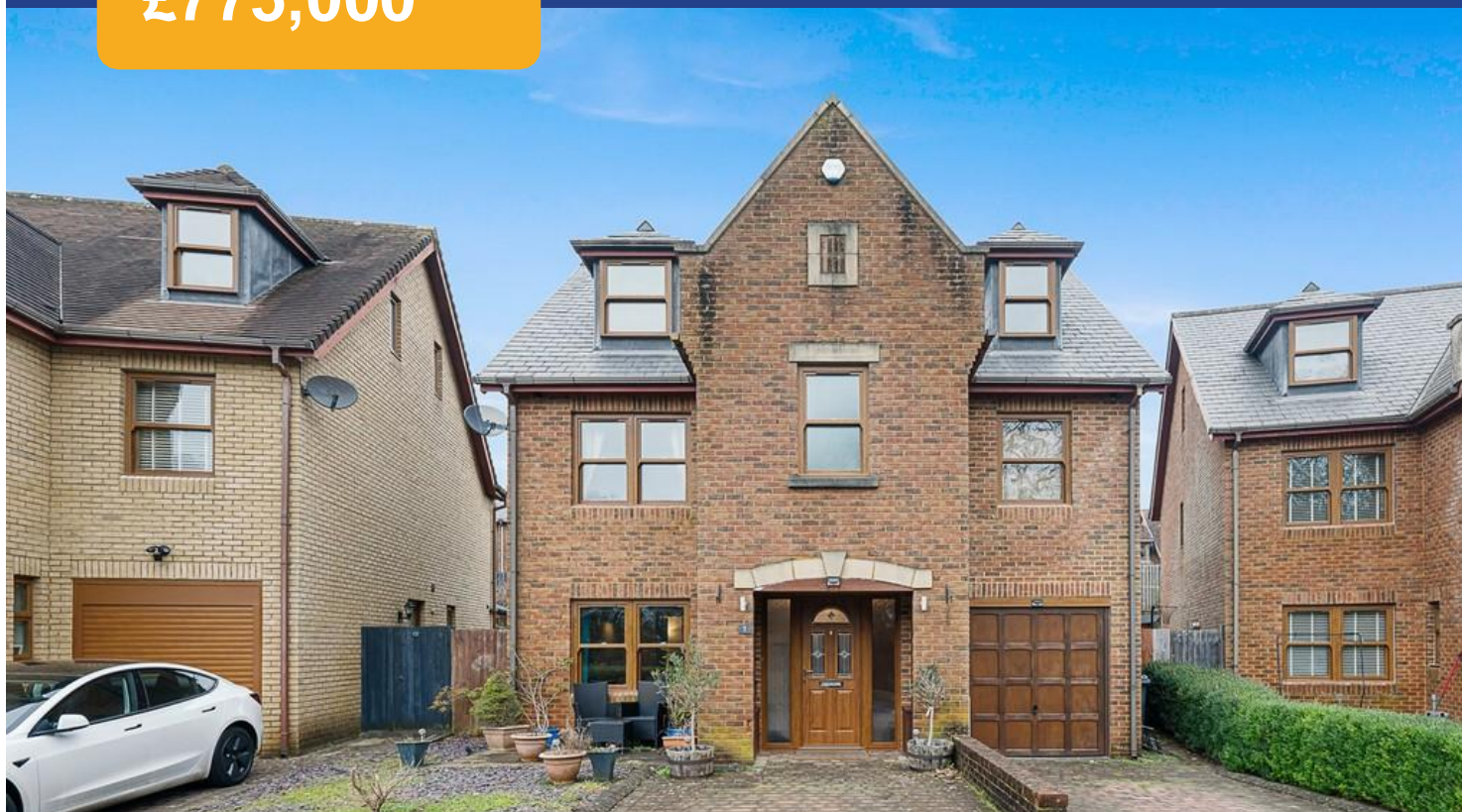
# 7 Heol Ifor Bach, Rhiwbina, Cardiff, CF14 6AY



Estate Agents and  
Chartered Surveyors

Guide Price

**£775,000**



Detached House

5

4

5

2

# Property Description

\* IDEAL LARGE FAMILY HOME \* An exceptional five bedroom property in the sought after area of Rhiwbina within in walking distance to Rhiwbina village with a range of shops, cafes and amenities. This stunning home is tucked away on a quiet cul de sac of only 6 houses offering ample privacy, yet all within a short distance to village life.

**Tenure Freehold**

**Council Tax Band H**

**Floor Area Approx 2,378 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## PROPERTY DESCRIPTION

An executive five bedroom detached large family home tucked away on a high regarded and very popular development of 'Graig Wenallt'. Ideal for a large family offering ample space for everyone to enjoy with under floor heating to the ground floor and ESWA ceiling heating to the first and second floors. Internally the property accommodation comprises; entrance hallway, family lounge, spacious kitchen open to dining room, conservatory and cloakroom all to the ground floor.

To the first floor you will find bedrooms, two, three, four and five. Two of which come with their very own en suite shower rooms plus in addition a separate family bathroom.

Finally to the second floor you will find the master suite. The master suite comprises 20ft master bedroom, private en suite shower room and its very own dressing room.

Outside to the front of the home you will find a block paved driveway offering off road parking for two cars leading to the integral single plus garage. Side access leading to a split level garden offering paving, decking and the remainder laid to lawn. There are also flower beds built into the garden offering a range of plants, trees and shrubbery.

## LOCATION

The property is situated in the sought after area of Rhiwbina with Rhiwbina village nearby with many shops, cafes and local amenities. There is a regular bus service into the City Centre also close at hand with road links to the A470 and M4 motorway a short drive from the house. Whitchurch Golf Club is also close by as well as numerous parks and

recreational facilities. Well regarded Primary and Secondary schools are also within walking distance.

## HALLWAY

Enter via composite front door into hallway. Staircase leading to first floor.

Engineered wood flooring with partly functional under floor heating. Smooth walls and ceiling with central light pendants. Upvc double glazed window to front and sides. Door leading to lounge, cloakroom and kitchen/dining room.

## LOUNGE

15' 8" x 11' 8" (4.78m x 3.58m)

Gas fireplace with stone surround. Engineered wood flooring with partly functional underfloor heating. Smooth walls and ceiling with central light pendant. Upvc double glazed sash window to front. Door leading to hallway.

## KITCHEN/DINING ROOM

27' 9" x 13' 5" (8.48m x 4.10m)

Fitted with a modern range of base and eye level units with granite worktops over. Inset one and a half stainless steel sink unit with drainer. Free standing Flavel range style cooker and hob and hood over. Integral dishwasher, washing machine and tumble dryer. American style fridge/freezer fully plumbed in with ice maker and water dispenser. Open plan to dining area. Upvc double glazed French doors to conservatory, Upvc double glazed window to rear and side. Double doors leading to lounge, and door leading to hallway. Smooth walls and ceilings with spot lighting. Flooring is part engineered wood and part tiled with partly functional underfloor heating.



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### CONSERVATORY

Upvc double glazed conservatory with French doors leading to rear garden. Tiled floors with underfloor heating. (Under floor heating in the conservatory is on a separate circuit board to the remainder of the ground floor )

### CLOAKROOM

Fitted with a two piece bathroom suite comprising WC and wash hand basin.

### LANDING ONE

Access to all first floor rooms with staircase leading to first floor. Single storage cupboard. Smooth walls and ceiling with central light pendants and carpeted flooring.

### BEDROOM TWO

14' 6" x 11' 7" (4.42m x 3.55m)

Single built in wardrobe/storage. Smooth walls and ceilings with central light pendant and carpeted flooring. Upvc double glazed double sash window to front. Access to en suite.

### EN SUITE

Fitted with a modern three piece suite comprising double shower enclosure , WC and wash hand basin. Tiled walls and flooring with spot lighting. Upvc double glazed obscure sash window to front.

### BEDROOM THREE

12' 0" x 11' 9" (3.68m x 3.59m)

Built in double fitted wardrobe. Smooth walls and ceilings with central light pendant and carpeted flooring. Access to en suite. Upvc double glazed window to rear.

### EN SUITE

Fitted with a modern three piece suite comprising double shower enclosure, WC and wash hand basin. Tiled walls and floors with spot lighting. Upvc double glazed window to side.

### FAMILY BATHROOM

Fitted with a modern three piece suite comprising fitted bath with shower attachment, WC and wash hand basin. Tiled walls and flooring with spot lighting. Upvc double glazed window to rear.

### BEDROOM FOUR

11' 6" x 9' 5" (3.53m x 2.89m)

Built in double wardrobe. Smooth walls and ceiling with central light pendant and carpeted flooring. Upvc double glazed window to rear.

### BEDROOM FIVE

13' 7" x 8' 6" (4.16m x 2.60m)

Built in fitted double wardrobe. Smooth walls and ceiling with central light pendant. Carpeted floors. Upvc double glazed window to front.

### LANDING TWO

Open landing area with access to all second floor rooms. Single storage cupboard housing water tank. Storage in the eaves. Upvc double glazed skylight window to rear plus feature ceiling skylight provides additional natural light to the second landing area. Smooth walls and ceilings with spot lighting and carpeted flooring.

### BEDROOM ONE

15' 5" x 20' 11" into dormer window (4.70m x 6.39m)

Large master bedroom with two single wardrobe/storage cupboards. Upvc double glazed dormer window to front.

Upvc double glazed window to side and two Upvc double glazed skylight windows to rear.

Smooth walls and ceilings with spot lighting and carpeted flooring.

### DRESSING ROOM

11' 5" into dormer window x 8' 6" (3.50m x 2.60m)

Upvc double glazed dormer window to front and Upvc double glazed window to side. Smooth ceilings and walls with spot lighting and carpeted flooring.

### SECOND FLOOR BATHROOM

Fitted with a traditional three piece bathroom suite comprising walk in shower with sliding door and two part shower head, WC and wash hand basin. Upvc double glazed obscure window to side. Tiled floors and walls with spot lighting

### OUTSIDE

FRONT - Block paved driveway to the front with parking for two cars leading to garage. Side access to rear garden.

REAR - Split level rear garden which is partly paved with steps leading up to a lawn area with a range of flower beds complete with plants, trees and shrubbery.

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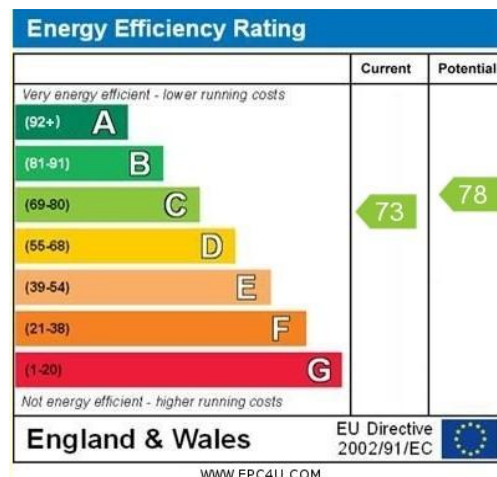
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