




 4  2  2

37 Heol Y Coed, Rhiwbina, Cardiff, CF14 6HQ.

£795,000

 peter
alan

02920 612328
whitchurch@peteralan.co.uk



A charming semi-detached double fronted four double bedroom family house, built in 1955, inset with replacement double glazed windows, externally rendered, all beneath a NEW PITCHED ROOF OF concrete interlocking tiles with the added special bonus of NEW SOLAR PANNELS WITH BATTHERIES which prove 60-75% of the electricity used.

This very impressive family home provides 1624 square feet and occupies a stunning location fronting highly sought after Heol Y Coed, one of the most popular locations in Rhiwbina, situated away from passing traffic and comprising large private family homes. Within a short walk is a Rhiwbina Railway Station, providing fast and economic travel to Cardiff City Centre, whilst within a short driving distance is an exit onto Manor way, which leads into the A 470, with a further exit directly onto the M4, allowing fast travel to Bristol. The property has been greatly improved in recent years including a stylish NEW open plan kitchen-breakfast room and family room (29'7 x 13'100, installed in 2020 with Quartz Granite work tops, integrated appliances, porcelain tiled floors and aluminium NEW double glazed bi-folding doors which open onto a very bespoke full width sun terrace with porcelain pavours.

The large and lovely private rear gardens provide a wonderful feature, perfect for a growing family. Further improvements include gas heating with panel radiators (New Boiler 2020), a modern first floor family shower room, and a new 2020 ground floor family bathroom with a white suite comprising a panel bath, a stylish shower unit, a slim line wc and a shaped wash hand basin. The property was fully RE-WIRED in 2020, and a new roof added in 2022. The generous well planned living space also includes a separate front

lounge (14'1 x 11'9) with wood block floors, and the property also benefits a private block paved entrance drive, an integral garage, and a large open roof space which offers great potential for a loft conversion if required, subject to the building regulation approval required. A truly spacious family home fronting a very select and tranquil private residential road. Must be seen!

Rhiwbina

Rhiwbina is a suburb and community in the north of Cardiff, the capital of Wales. Formerly a small hamlet within the parish of Whitchurch, Rhiwbina was developed throughout the twentieth century, and is now a separate ward. It retains aspects of its former character, however, and is given a Welsh village appearance by Beulah United Reformed Church at the village crossroads. There are three schools within the ward – Rhiwbeina Primary School, Llanishen Fach Primary School 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. Also local children travel to the nearby Ysgol y Wern and Ysgol Melin Griffith to receive their education. Rhiwbina Garden Village has many local shops and Cafe's, together with a very popular Indian Restaurant (The Juberaj), and charming local Public Houses with restaurants including The Deri Inn and The Butchers Arms.

There are three railway stations located within Rhiwbina. The principal station is Rhiwbina railway station, located behind the library in the heart of the village. The other two stations are Birchgrove railway station, located in the east of the ward, and Whitchurch railway station, Cardiff in the west. These two stations were built (as their names suggest) to service other adjacent areas, but the expansion of Rhiwbina and its clear demarcation from Whitchurch has meant that all three stations are now located within the boundaries of the ward.





Entrance Porch

8' 1" x 3' 4" (2.46m x 1.02m) Approached via a PVC part panelled double glazed front entrance door with PVC double glazed clear glass side screen windows opening into a tiled porch.

Entrance Hall

Approached via an original part panelled hardwood front entrance door inset with small pane upper lights, further PVC double glazed window overlooking the front porch, porcelain tiled flooring, wide carpeted single flight staircase with useful under stair cloaks hanging cupboard, radiator.

Lounge

14' 1" x 11' 9" (4.29m x 3.58m) Approached independently from the entrance hall leading to a separate reception room, with original wood block flooring, radiator and a double-glazed window to front.

Ground Floor Bathroom

Stylish remodelled 2020 white suite comprising panel bath with chrome mixer taps, slimline W.C., shaped wash hand basin with chrome mixer taps and pop-up waste, built out vanity unit with white high gloss doors, separate large retro tiled shower cubicle with chrome shower unit including waterfall fitment and hand fitment, clear glass shower door and screen. New ceiling with spotlights, air ventilator, chrome vertical towel rail/radiator, obscure glass PVC double glazed window to side. Approached independently from the entrance hall via a traditional style white panel door.



Open Plan Kitchen/ Dining Room

29' 7" x 13' 10" (9.02m x 4.22m) Beautifully installed 2020 fully fitted open plan kitchen and dining room with extensive modern panel fronted units in contemporary light grey with chrome handles beneath square nosed quartz granite worktops incorporating a white ceramic sink unit with chrome mixer taps, space with plumbing for a dishwasher, space with plumbing for a washing machine, space for the housing of a tumble dryer, retro ceramic tiled walls, integrated five ring Lamona electric hob beneath a stainless steel canopy style extractor hood, integrated Lamona microwave, two integrated Lamona fan assisted electric ovens, integrated larder fridge, integrated larder freezer. Glass fronted eye level dresser display cabinets, porcelain tiled flooring throughout, new ceiling with spotlights, new 2020 double glazed PVC window with a pleasing rear garden view. Open plan dining room/family room with double radiator, continuous porcelain tiled flooring, new ceiling with spotlights and new 2020 aluminium double glazed bi-folding doors that open on to a modern stylish contemporary full width sun terrace patio.

First Floor Landing

Approached via a carpeted single flight staircase leading to a first-floor carpeted landing with access to roof space. Built-in former siring cupboard measuring 3' 9" x 2' 8" and fitted with multiple shelving, useful storage.



Master Bedroom One

13' 10" x 13' 2" (4.22m x 4.01m) Independently approached from the landing leading to a good size master double bedroom with double glazed window providing a pleasing elevated rear garden outlook, two wide alcoves each fitted with custom made open fronted wardrobes with retractable drawers and hanging space, radiator.

Bedroom Two

16' 2" x 10' 5" (4.93m x 3.17m) Independently approached from the landing leading to a large further double bedroom with a double-glazed window and outlooks on to the quiet frontage road, double radiator.

Bedroom Three

9' 10" x 9' 1" (3.00m x 2.77m) Independently approached from the landing leading to a very good size bedroom with a double-glazed window with rear garden outlook, radiator, wall mounted vanity wash hand basin with tiled splashback.

Bedroom Four

14' 3" x 9' 8" (4.34m x 2.95m) Independently approached from the landing leading to a further good size double bedroom with double glazed window with outlooks on to the quiet frontage road, radiator, coved ceiling, built-in cupboard housing wall mounted gas central heating boiler.



Box Room

5' 10" x 3' 4" (1.78m x 1.02m) Approached independently from the landing with electric light.

Family Shower Room

Remodelled white suite with fully tiled walls and tiled floor comprising double size shower with chrome shower fittings (Bristan) electric shower, clear glass shower doors and shower screen, slimline W.C., shaped pedestal wash hand basin with chrome taps (Roca fittings), vertical towel rail/radiator, obscure glass double glazed window to rear, radiator.

Outside Front Garden

With shaped flower borders and shrubs inset with trees to provide natural screens of privacy and enclosed by low brick boundary walls.

Entrance Drive

Private block paved off street vehicular entrance drive approached via a dropped kerb with a side laurel hedge providing privacy.

Garage

Integral single garage.

Rear Garden

A large and lovely private and chiefly level rear garden landscaped with a large modern raised sun patio terrace approached from the kitchen and dining room via bi-folding doors, edged with shrub borders and leading on to a sizeable main lawn which is enclosed by a combination of timber fencing and laurel hedgerow to afford privacy and security and lined with mature trees. A super size garden ideal for a family.

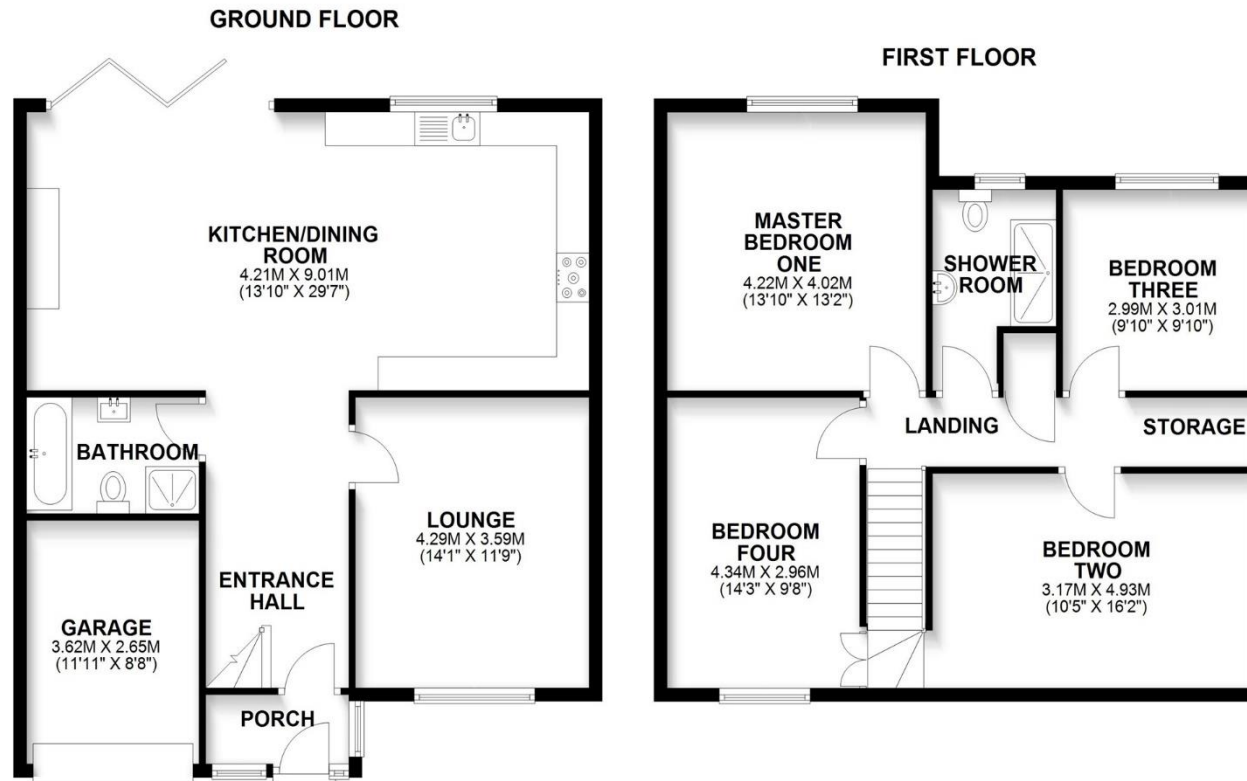






02920 612328

whitchurch@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

