

Rhiwbina Hill

RHIWBINA, CARDIFF, CF14 6UF

GUIDE PRICE £775,000

**Hern &
Crabtree**



Rhiwbina Hill

A Generously Proportioned Family Residence on Sought-After Rhiwbina Hill – No Onward Chain

Positioned along the leafy and prestigious Rhiwbina Hill, this substantial four-bedroom detached home offers a rare blend of space, character and versatility in one of North Cardiff's most desirable locations. From its charming traditional frontage to its thoughtfully extended interior, this is a home designed for comfortable family living and entertaining with ease.

Stepping inside, you're welcomed by a spacious hallway filled with natural light, giving access to a series of generous reception rooms. The principal lounge offers a classic, homely ambience with a feature fireplace, dual-aspect windows, and French doors opening into a formal dining room—ideal for family meals or hosting guests. The dining room, in turn, connects effortlessly to a bright conservatory that opens out onto the garden, creating a seamless indoor-outdoor flow.

The kitchen/breakfast room sits to the rear of the property, complete with an Aga set into a chimney breast, ample worktop space, and a range of base and wall units. A separate utility room and inner porch provide practical space for laundry and storage, while the adjoining cosy second sitting room—offers further flexibility as a playroom, snug, or home office.

Upstairs, four well-proportioned bedrooms offer tranquil retreats for the whole family. The principal bedroom enjoys dual-aspect views to the front and rear, and the remaining rooms are equally inviting. A large four-piece family bathroom with both bath and shower completes the first floor.

Outside, the rear garden is a real highlight—private, enclosed, and beautifully established with mature planting, paved patios, and plenty of space for outdoor dining or play. A detached garage with a small workshop area, further off-street parking, and a paved driveway to the front provide ample space for vehicles.

A truly special home in an exceptional location.

- No onward chain
- Prestigious Rhiwbina Hill location
- Aga kitchen with breakfast area
- Four-piece family bathroom
- Detached garage and ample off street parking
- Detached four-bedroom family home
- Three reception rooms + conservatory
- Converted garage/home office
- Private, mature rear garden



2536.00 sq ft

Entry

Entered via a traditional wooden front door, this charming and substantial residence offers a wealth of flexible living space across two floors, ideal for families seeking both character and practicality.

Hall

A welcoming entrance hallway with secondary glazed timber windows, two radiators, and stairs rising to the first floor. Doors lead to the principal reception rooms and ground floor cloakroom.

Cloakroom

Comprising a WC, wash hand basin, storage cupboards, radiator, and vinyl flooring. A double glazed obscure window faces the front aspect.

Lounge

A spacious reception room with double glazed windows to the front and timber-framed glazed windows to the rear overlooking the conservatory. Features include two radiators, a fireplace, decorative papered and coved ceiling. French doors open into the dining room.

Dining Room

Accessed via the hallway and interconnecting with the lounge, this well-proportioned room enjoys views over the rear garden through double glazed windows and French doors into the conservatory. Also includes a serving hatch from the kitchen and two radiators.

Conservatory

A bright and airy addition with double glazed windows to the side and rear aspects, French doors to the garden, pitched roof, tiled flooring and two radiators.

Kitchen / Breakfast Room

Overlooking the rear garden, the kitchen is

fitted with a range of wall and base units, work surfaces, and a one-and-a-half bowl sink with mixer tap. A charming Aga is set into a chimney breast, and there is space for a freestanding fridge. Also includes a radiator, serving hatch to the dining room, and door leading to the sitting room and utility areas.

Utility Room

Fitted with wall and base units, stainless steel sink and drainer, plumbing for washing machine, space for additional appliances, a vertical radiator and glazed door to the rear garden.

Sitting Room

This versatile space benefits from double glazed windows to the front and side, a gas fireplace, fitted storage cupboards, wood-panelled ceiling, and a radiator. (former garage).

Inner Lobby & Side Porch

Includes further built-in storage, wash basin, radiator, and an external door leading out to the front of the property. A side storage outside cupboard houses the Worcester gas boiler.

First Floor

Stairs rise from the entrance hall to a spacious landing with a double glazed window to the front, radiator, dado rail, matching timber banister, and loft access. A walk-in storage cupboard offers hanging rails, hot water tank, and additional radiator.

Bedroom One

A generously sized double room with double glazed windows to both front and rear aspects, two radiators and dado rail.

Bedroom Two

Rear aspect double glazed window, radiator and ceiling spotlights.

Corridor

Corridor off the main landing, with its own radiator and dado rail. Doors to bedrooms three and four.

Bedroom Three

Double glazed windows to the rear and side, plus a radiator.

Bedroom Four

Features a double glazed obscure window to the side, fitted wardrobes, and radiator.

Family Bathroom

A four-piece suite including panelled bath, quadrant shower enclosure, WC, bidet, wash hand basin, extractor fan, radiator, tiled walls and vinyl flooring. Double glazed window to the side.

Front Exterior

A paved driveway provides off-road parking for at least one vehicle. There is a mature tree, a lawn enclosed by a low brick wall, and well-stocked flower and shrub borders. Gated access leads to the rear garden, and external lighting is provided.

Rear Garden

A private, L-shaped rear garden, fully enclosed and offering a paved patio, raised flowerbeds, mature trees, additional lawned areas, and further external lighting. A side gate leads back to the front. Access to garage.

Driveway & Garage

The garage is accessed via an up-and-over door and has power, lighting, and a small workshop area to the side. Additional off-street parking for several vehicles is available. The driveway is accessible via Troed y Rhiw Road.

Tenure

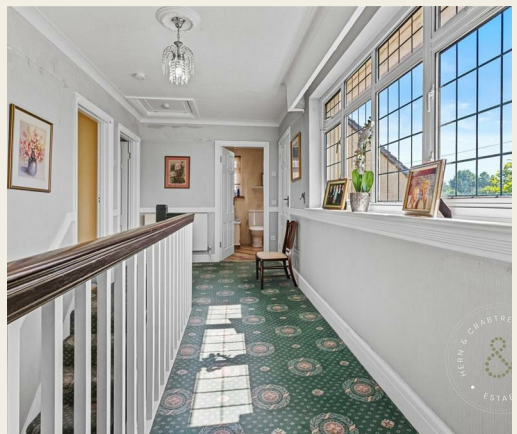
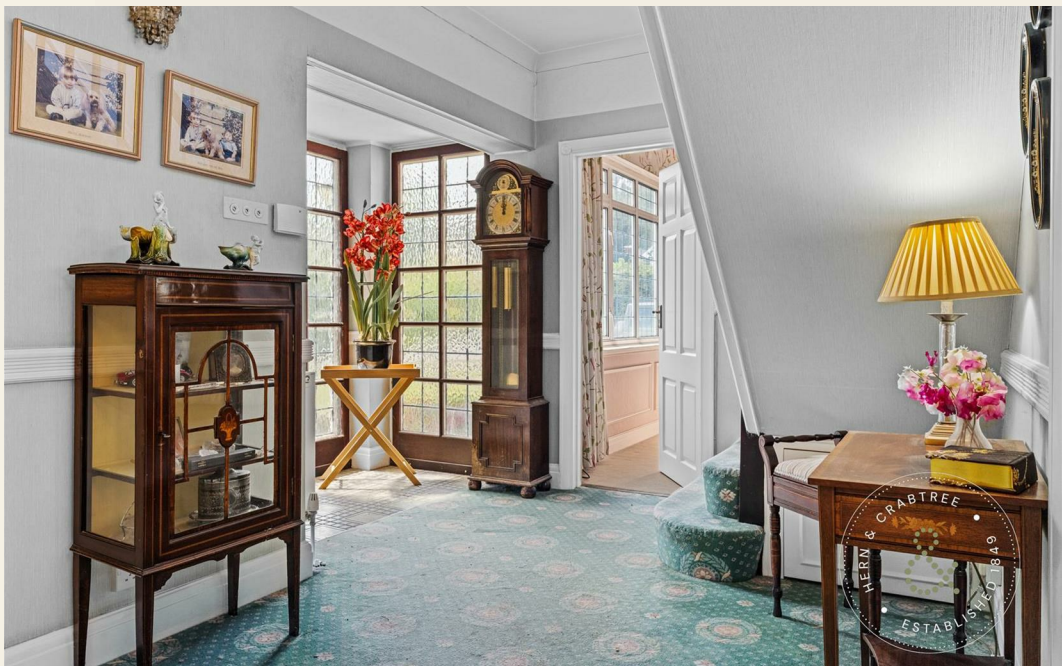
We have been advised by the vendor that this property is freehold.

Disclosure of Interest

This property is being sold by a family member of an employee of Hern & Crabtree.

Disclaimer

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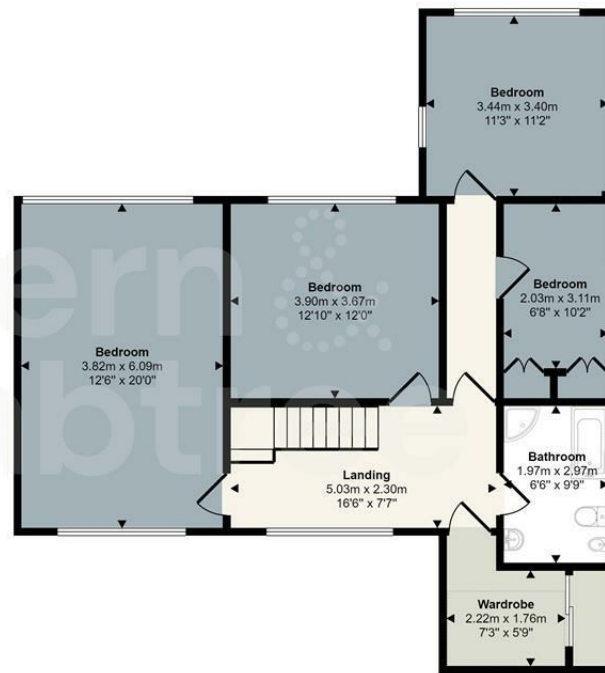


Approx Gross Internal Area
236 sq m / 2536 sq ft

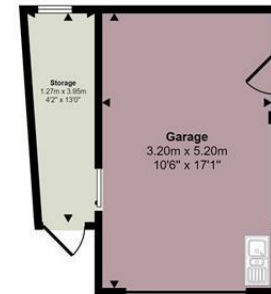


Ground Floor
Approx 126 sq m / 1358 sq ft

□ Denotes head height below 1.5m



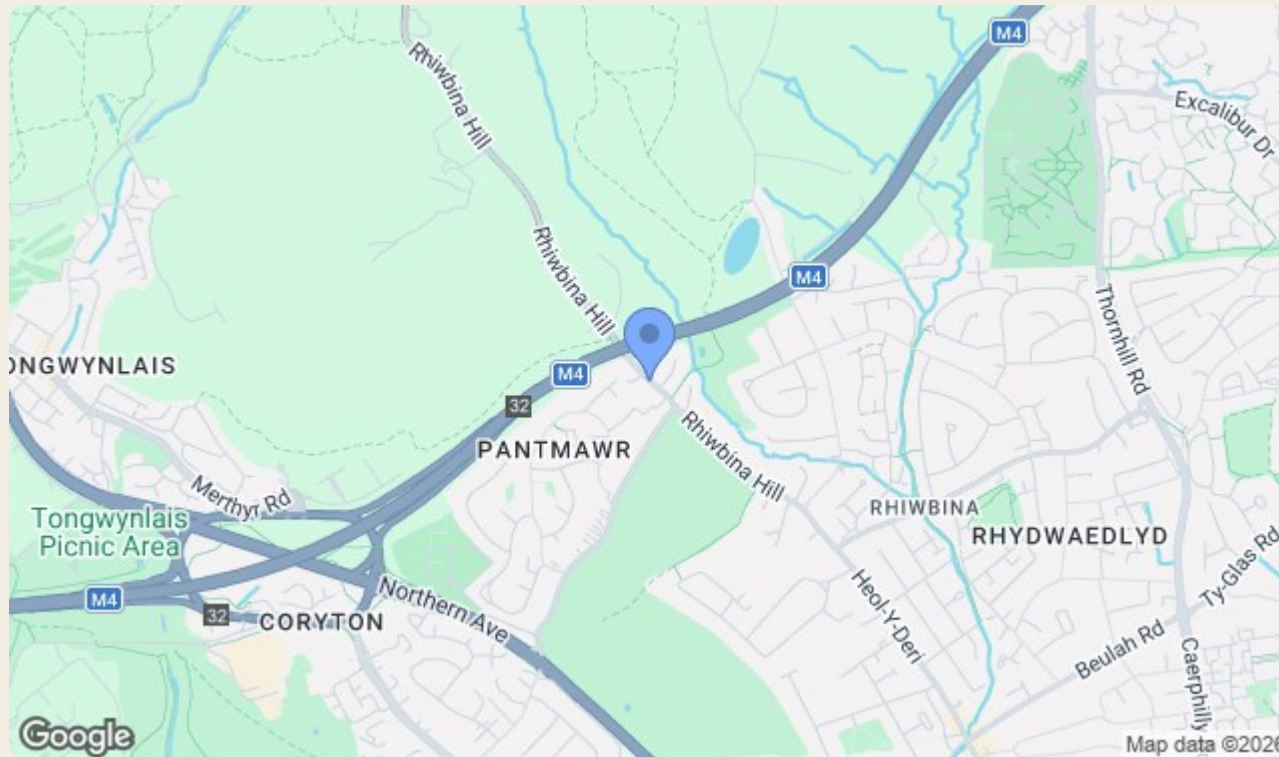
First Floor
Approx 88 sq m / 944 sq ft



Garage/Storage
Approx 22 sq m / 234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F		40	(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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