

Waunfawr Road

RHIWBINA, CARDIFF, CF14 4SJ

GUIDE PRICE £389,950

**Hern &
Crabtree**



Waunfawr Road

Extended Semi-Detached House - Positioned within a quiet cul de sac in ever popular Rhiwbina, this extended semi detached home offers a thoughtful balance of character, comfort and everyday practicality. Tastefully presented throughout, the property unfolds from a welcoming entrance hallway into a bay fronted lounge rich in period detail, while to the rear a generous sitting and dining room opens towards the garden, creating a natural setting for both relaxed evenings and social gatherings. The kitchen has been arranged with functionality in mind, complete with underfloor heating and an adjoining utility room, ensuring the ground floor feels both considered and highly usable for modern family life.

Waunfawr Road enjoys a particularly convenient position between Rhiwbina, Heath and Llanishen, placing a wide range of amenities within easy reach. Rhiwbina Village remains one of north Cardiff's most sought after neighbourhood centres, known for its independent shops, cafés and welcoming community atmosphere. Heath offers additional conveniences, access to the University Hospital of Wales and excellent public transport connections, including nearby train stations providing straightforward routes into Cardiff city centre.

Llanishen adds further retail options alongside leisure facilities and green open spaces. Families are well served by respected local schools, while nearby parks and tree lined streets provide opportunities for walking and outdoor recreation. The result is a home that combines a peaceful residential setting with strong connectivity, appealing to buyers seeking both lifestyle and long term practicality within a well established Cardiff suburb.



1061.00 sq ft

Entrance

The property is entered via a small storm porch with a PVC front door featuring a double-glazed obscure glass central panel. The porch leads through to the main hallway.

Hallway

Hallway with parquet flooring, radiator, stairs rising to the first floor and a covered understairs storage area.

Lounge

To the front of the property, the living room benefits from a double-glazed bay window, radiator and picture rail. There is a working welsh slate fireplace with surround, tiled backing and tiled hearth.

Sitting/Dining Room

Located to the rear, the sitting/dining room has double-glazed patio doors opening to the garden, wooden flooring, two radiators and a gas fireplace.

Kitchen

The kitchen has double-glazed windows to the side and rear, tiled walls and granite tiled floor with underfloor heating. Fitted with laminate work surfaces, stainless steel sink and drainer, integrated four-ring gas hob, oven, grill and combi unit, as well as an integrated dishwasher. Radiator.

Utility Room

Accessed from the kitchen, with double-glazed window to the rear and PVC door with double-glazed obscure top panel. Tiled flooring, laminate work surface and space with plumbing for a washing machine, dishwasher and tumble dryer.

Downstairs WC

With double-glazed obscure window to the rear, WC and wash hand basin. Tiled walls and tiled floor.

First Floor Landing

Landing with double-glazed window to the side, wooden banisters and a storage cupboard housing the Gas Combi Boiler

Bedroom One

Double bedroom with double-glazed bay window to the front, radiator, picture rail and built-in wardrobe.

Bedroom Two

Double-glazed window to the rear, picture rail, built-in wardrobe and radiator.

Bedroom Three

Double-glazed window to the rear, picture rail, radiator and hatch providing access to the loft.

Bathroom

Bathroom with double-glazed obscure window to the rear, tiled walls and tiled floor. Walk-in shower, wash hand basin, WC and heated towel rail.

Outside

Front

Large concrete parking area. Low wall boundary with the neighbouring property to the right and open boundary to the left. Level with pavement.

Rear Garden

South facing rear garden with a small patio area leading to a large lawn. Mature flower beds along one side, wooden fencing to both sides and rear. Cold water tap, shed at the rear of the garden with power and a small paved area suitable for decking. There are also two external power points.

Title Lease Information

The property title is leasehold - the owners will make the property freehold upon completion. (Subject to negotiation) LEASEHOLD WITH 905 YEARS REMAINING (potential for Freehold).

GROUND RENT £3.50

NO SERVICE CHARGE

The cost of the freehold is £1051 plus our solicitor's fees of £595 plus vat.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C.

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 40 sq m / 433 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.

