

Caedelyn Road

RHIWBINA, CARDIFF, CF14 1BH

GUIDE PRICE £450,000

**Hern &
Crabtree**



Caedelyn Road

Situated in a short cul-de-sac just moments from the open green spaces of Caedelyn Park, this beautifully maintained 1930s semi-detached home offers a charming blend of period character and modern practicality—an ideal choice for those seeking a family home in Rhiwbina.

From the moment you step inside, there's an unmistakable sense of warmth and welcome. The entrance hall sets the tone with its original features and natural light, leading into two versatile reception rooms—perfect for both formal entertaining and everyday family life. The rear sitting room flows effortlessly into a spacious conservatory, offering a bright and airy spot to relax with views over the garden beyond. The kitchen is tastefully fitted and thoughtfully designed, with ample storage and preparation space, while a convenient downstairs cloakroom adds everyday practicality.

Upstairs, the home continues to impress. There are three well-proportioned bedrooms, a family bathroom, and a cleverly converted, fully boarded loft space via pull down ladder—ideal for a home office, creative studio, or the potential for further bedroom (subject to the usual permissions).

Outside, the property boasts a neatly maintained front garden and private driveway, along with a detached garage complete with power supply. The rear garden is a delight—mature, enclosed and low maintenance, offering a private haven for both quiet moments and al fresco entertaining.

A short walk from the vibrant amenities of Rhiwbina village, the property is also perfectly positioned for excellent local schools, transport links, and the ever-popular Caedelyn Park—making this a rare opportunity to own a home in one of Cardiff's most sought-after suburbs. Rhiwbina has long held a reputation as one of Cardiff's most desirable residential areas, prized for its community spirit, leafy surroundings, and rich village heritage.



1613.00 sq ft

Entrance Hall

Entered via a double glazed stained glass door to the side aspect. Radiator, under stair cupboard, door to cloakroom, doors to living room and sitting room.

Cloakroom

WC, wash basin, double obscure glazed window to the side. Tiled floor.

Lounge

Double glazed bay window to the front with curved bay radiator, feature fireplace, picture rail. Parquet flooring under the carpet.

Sitting Room

Wood block flooring, picture rail, radiator, gas fireplace, french doors to the conservatory, door to kitchen. Parquet flooring under the carpet.

Kitchen

Double glazed windows to the side, serving hatch, wall and base units, 1.5 bowl sink and drainer. Space and plumbing for washing machine, space for dishwasher, space for gas cooker with cooker hood over. Tiled splash backs, vinyl floor.

Conservatory

Situated off the sitting room. PVC double glazed windows and door to the side, french doors to the rear, gas central heating radiator, wood laminate flooring, power and light.

First Floor

Stairs rise up from the entrance hall. Wooden handrail and spindles. Dog leg staircase with large double glazed stained glass window.

Landing

Large pull down loft access hatch to loft room. Doors to:

Bedroom One

Double glazed bay window to the front with curved bay radiator, fitted wardrobes, picture rail.

Bedroom Two

Double glazed window to the rear, radiator, picture rail.

Bedroom Three

Double glazed window to the rear, radiator, built-in cupboard with 'Baxi' combination boiler.

Bathroom

Double obscure glazed window to the side, P-shaped bath with plumbed shower over and additional shower mixer, glass screen. WC, wash basin, vanity cupboard, heated towel rail, tiled walls. Vinyl floor.

Loft Room

Accessed from the landing via a large pull down ladder. Boarded loft space with pitched roof, mainly carpeted, skylight window to the rear, further storage into the eaves. Potential to convert to a bedroom subject to building regulations.

Outside

Front

Driveway providing off street parking, garden with stone chippings and low rise brick wall. Storm porch, external cold water tap, double gate leading to the rear garden.

Rear Garden

Enclosed rear garden with key block patio, lawn, mature shrubs and flower borders. Double gate to the front, small hardstand, detached garage.

Garage

Detached garage with barn style doors, additional entrance door to from the garden. Power and light, windows providing natural light.

Tenure

We have been advised by the vendor that the property is Freehold.

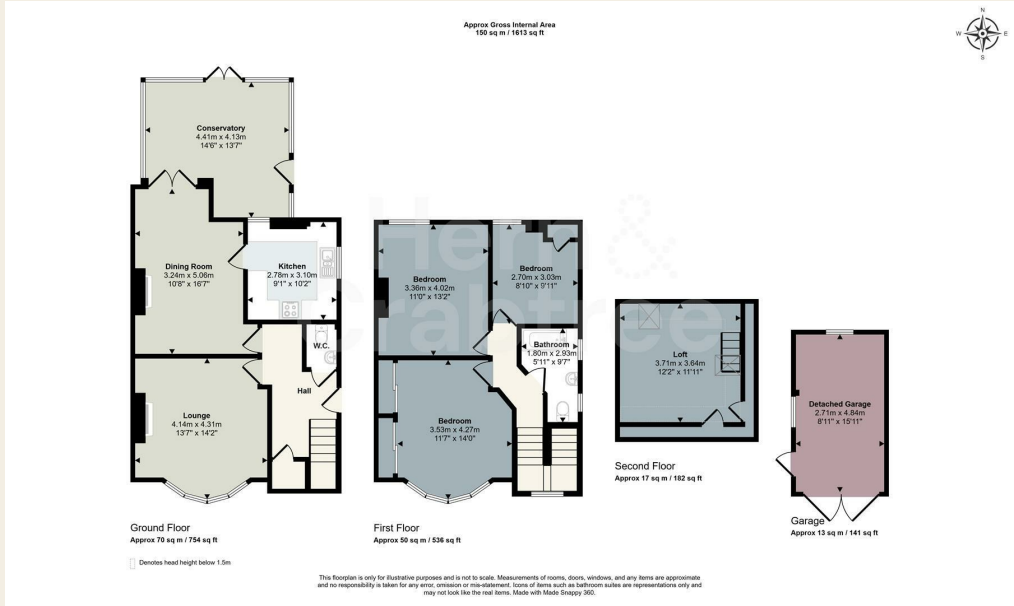
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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