

Pen-Y-Dre

RHIWBINA, CARDIFF, CF14 6EJ

GUIDE PRICE £599,950

**Hern &
Crabtree**



HERN & CRABTREE
ESTABLISHED 1849

Pen-Y-Dre

Situated within the highly regarded Cardiff suburb of Rhiwbina, this attractive end of terrace period home combines character features with a thoughtfully designed rear extension, creating a warm and inviting home in one of the city's most sought-after residential areas.

The house opens into a welcoming hallway that leads through to elegant reception spaces. To the front, the sitting room retains a sense of period charm with sash windows fitted with shutters and a feature fireplace. Beyond this, the home opens into a spacious kitchen and dining room that forms the natural heart of the property. The vaulted ceiling and skylight introduce an abundance of natural light, while French doors provide a direct connection to the garden. The kitchen is fitted with quartz worktops, a central island with an induction hob and a range of integrated appliances, offering a highly practical yet sociable space for everyday life and entertaining. A further lounge provides an additional reception room with a cast iron wood burning stove set on a slate hearth.

Upstairs, the first floor offers three well proportioned double bedrooms. The principal bedroom forms part of the extension. It is approached through a dressing area with fitted wardrobes before opening into the bedroom itself, which enjoys views across the rear garden towards playing fields beyond. A well appointed family bathroom with underfloor heating completes the accommodation.

Rhiwbina is widely regarded as one of Cardiff's most desirable residential villages, known for its strong community atmosphere and leafy streets. The nearby Rhiwbina Village offers a range of independent shops, cafés and everyday amenities, while Rhiwbina railway station provides regular services into Cardiff city centre. The area is also well known for its highly regarded primary schools and its proximity to green spaces, including Wenallt Woods and Parc Cefn Onn, offering woodland walks and open parkland.



1561.00 sq ft

Entrance Porch

Entered via a wooden door to the side aspect, leading into a small porch area with a glazed wooden door opening into the main hallway.

Entrance Hallway

Window to the side aspect allowing natural light. Vertical radiator, wood laminate flooring and stairs rising to the first floor with a wooden handrail and spindles. Fitted ceiling storage cupboard.

Cloakroom

Obscure glazed window to the side aspect. WC and wash hand basin with tiled flooring and exposed brickwork.

Sitting Room

Sash windows to the front aspect with fitted shutters. Radiator and feature fireplace.

Kitchen / Dining Room

Accessed from the hallway and forming an impressive open plan living space. The dining area features a vaulted ceiling with a skylight window to the side aspect and French doors opening onto the rear garden, along with additional windows overlooking the garden.

The kitchen is fitted with a selection of wall and base units with complementary quartz worktops and a central island breakfast bar incorporating a Zanussi induction hob with suspended cooker hood above. Integrated appliances include a Zanussi double oven with grill, microwave combination oven, fridge freezer, dishwasher and washing machine. One and a half bowl sink with draining grooves set within the quartz worktops and a swan neck mixer tap. Pull out larder cupboards provide further storage, and a cupboard houses the concealed Worcester gas combination boiler.

Tiled flooring runs throughout the kitchen and dining space with gas-powered underfloor heating.

Lounge

Accessed from the kitchen. Sash window to the front aspect with fitted shutters. Cast iron wood burning stove set on a slate hearth and radiator.

First Floor Landing

Feature obscure glazed window to the side aspect, providing natural light, a bannister and loft access hatch. Doors lead to three double bedrooms and the family bathroom.

Bedroom One

Forming part of the extension and accessed via a dressing area with fitted wardrobes and radiator. The bedroom itself enjoys windows to the rear aspect overlooking the garden and playing fields beyond. Radiator.

Bedroom Two

Sash windows to the front and side aspects. Fitted wardrobes and radiator.

Bedroom Three

Sash window to the front aspect. Radiator, feature fireplace and picture rail.

Bathroom

Obscure glazed window to the rear aspect. Tiled walls and flooring. Suite comprising bath with plumbed raindrop shower over and glass screen, WC and wash hand basin. Mirrored vanity cupboard and chrome heated towel rail. Underfloor heating.

Rear Garden

Enclosed landscaped rear garden with mature shrubs, trees and established flower borders. Stone paved patio areas and raised planting beds provide space for seating and entertaining. Purpose built storage shed and gated access leading to the front of the property.

Front Garden

The front of the property is enclosed by a mature hedge and a picket fence with a gated entrance. The garden is laid with stone chippings and raised flower borders with a pathway leading to the front door and side access to the rear garden.

Disclaimer

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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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	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

