



**Caer Wenallt,  
Rhiwbina CF14 7HP**

- EPC Rating: Awaited
- THREE BEDROOMS
- CORNER PLOT SEMI DETACHED HOUSE
- POPULAR LOCATION IN CAER WENALLT PANTMAWR
- SITTING ROOM & LOUNGE







## About The Property

An impressive three bedroom, semi detached house situated on a desirable corner plot in the sought after location in Pantmawr, Rhiwbina. Benefiting from versatile living space, ample off street parking to front, a fantastic family home to grow into or ideal first time purchase.

## Accommodation

### Entrance Porch

uPVC door leading to spacious porch, uPVC double glazed windows to surround, smooth plaster walls, spotlights to ceiling, carpeted flooring, obscure glass door leading into entrance hall.

### Entrance Hall

Spacious hallway with doors leading in to all reception rooms, staircase leading to first floor, under stair storage cupboard, wood block flooring, radiator, coved ceiling, door leading in to the cloakroom and pantry.

### Sitting Room

12' 2" maximum x 11' maximum ( 3.71m maximum x 3.35m maximum )

uPVC double glazed window to front, coved ceiling, wood block flooring, radiator, feature fireplace housing an electric fire with wood mantelpiece to surround.

### Lounge

13' 11" maximum x 12' 2" maximum ( 4.24m maximum x 3.71m maximum )

Spacious lounge with uPVC patio doors leading into the conservatory, electric feature fireplace to centre, coved ceiling, wood block flooring, radiator.

# Peter Alan - Whitchurch

02920 612328

whitchurch@peteralan.co.uk

peteralan.co.uk



## Conservatory

14' 10" maximum x 9' maximum ( 4.52m maximum x 2.74m maximum )

Fantastic reception room, sunny space, uPVC patio doors leading to rear garden, polycarbonate roof, smooth plaster walls to ceiling, radiator, laminate flooring, power points.

## Study

11' 9" maximum x 8' 4" maximum ( 3.58m maximum x 2.54m maximum )

A study area incorporating a fitted storage cupboard housing a Worcester boiler, radiator, coved ceiling, laminate flooring, door leading to shower room.

## Shower Room

6' 2" maximum x 5' maximum ( 1.88m maximum x 1.52m maximum )

Three piece white suite comprising shower cubicle with sliding glass doors for entry, low level W.C., wash hand basin with vanity unit, tiled walls to surround, laminate flooring, obscure glass uPVC double glazed window to side, heated chrome towel rail.

## Kitchen/ breakfast room

17' 5" maximum x 11' 1" maximum ( 5.31m maximum x 3.38m maximum )

Very spacious fully fitted kitchen comprising wooden base and contrasting wall mounted cupboards with worktops over, space with plumbing for a washing machine, space for the housing of a fridge freezer, fitted oven and fitted grill, gas hob to surface with tiled splashback and extractor fan over, integrated dishwasher, tile effect laminate flooring, radiator, smooth plaster walls to ceiling, two

uPVC double glazed windows - one to front and one to side and also an obscure glass uPVC window to rear. Plenty of kitchen storage space.

## First Floor Landing

Carpeted staircase leading to spacious first floor landing with doors leading to all bedrooms and family bathroom, uPVC double glazed window to front, coved ceiling, access to loft hatch.

## Bedroom One

13' 5" maximum x 11' 8" maximum ( 4.09m maximum x 3.56m maximum )

Double bedroom with fitted wardrobe along the main wall, uPVC double glazed window to rear, carpeted flooring, radiator.

## Bedroom Two

11' maximum x 12' 3" maximum ( 3.35m maximum x 3.73m maximum )

A further double size bedroom with fitted wardrobes to main wall, uPVC double glazed window to front, smooth plaster walls to ceiling, coved ceiling, carpeted flooring, radiator.

## Bedroom Three

9' 3" maximum x 7' 10" maximum ( 2.82m maximum x 2.39m maximum )

A third double bedroom, uPVC double glazed window to rear, smooth plaster walls to ceiling, coved ceiling, radiator, carpeted flooring.

## Family Bathroom

6' 7" maximum x 5' 5" maximum ( 2.01m maximum x 1.65m maximum )

Well presented three piece white suite comprising bath with shower over, pedestal wash hand basin, low level W.C., tiled walls to surround, heated chrome towel rail, vinyl flooring, obscure glass uPVC window to side.

## Outside

### Converted Garage

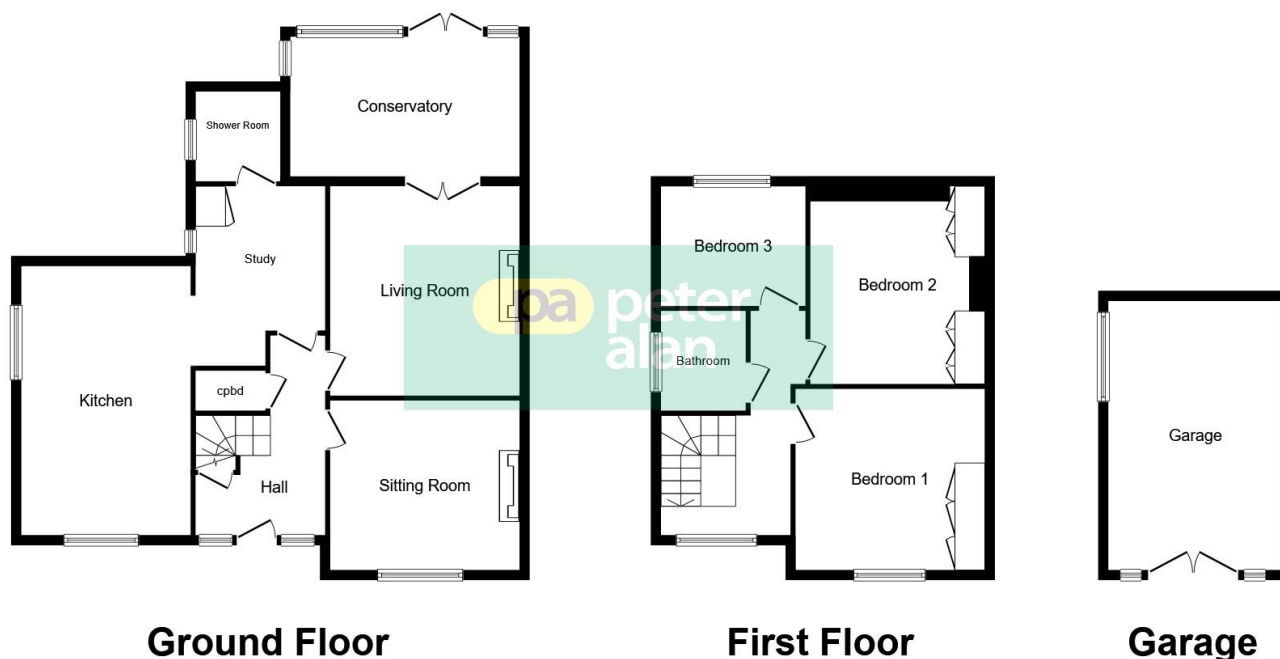
17' 5" maximum x 11' 2" maximum ( 5.31m maximum x 3.40m maximum )

A further reception room which was previously the garage and providing excellent storage space, smooth plaster walls to ceiling, electrical power points, two radiators, laminate flooring, uPVC double glazed window to side.

## Front

A fantastic corner plot, landscaped garden, dropped kerb leading to the driveway providing off road parking for up to four cars, laid to lawn to side with fence boundaries to surround, steps leading up to the main entrance porch with a raised stone area, side access leading to the rear garden. Outside water tap to side of the





**Ground Floor**

**First Floor**

**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by [www.focalagent.com](http://www.focalagent.com)

### 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.