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CARDIFF

VALE

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BRISTOL



*Pantmawr Road*

RHIWBINA



*Stylish family home on one of the most popular roads in North Cardiff. The additional Planning permission makes this an exciting proposition for the next home owners.*

Comments by Abigail Bright



**Property Specialist**

**Abigail Bright**

Lettings Negotiator

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*This has been more than just a place to live. It has been a place to grow, to gather, and to pause. a place where the smallest moments, a cup of tea, a glance out of the window — can feel quietly magical.*

*It is a very special home, and we hope whoever comes next will feel that too from the moment they arrive.*

Comments by the Homeowner



**Pantmawr Road, Rhiwbina, CF14 7TE**

Total Area: 137.0 m<sup>2</sup> ... 1474 ft<sup>2</sup>

All measurements are approximate and for display purposes only





# Pantmawr Road

*Rhiwbina, Cardiff, CF14 7TE*

Offers In Excess Of

**£900,000**



4 Bedroom(s)



2 Bathroom(s)



1517.72 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Set back from the road behind a sweeping Cotswold gravel driveway, this impressive detached home offers an exceptional blend of period charm, generous living space, and a wonderfully private setting.

This beautiful house has been carefully maintained & updated, preserving its original character while introducing a refined, stylish finish throughout. Distinctive features such as patterned wood block flooring, elegant proportions, & decorative detailing reflect the home's heritage, while multiple fireplaces add warmth & focal points to the principal rooms. The interiors have been thoughtfully styled, combining classic & contemporary elements to create a unique & inviting atmosphere.

The ground floor provides a range of flexible living spaces suited to both everyday family life & entertaining. A bright, dual-aspect reception room opens directly onto the garden, creating a seamless connection between indoor & outdoor living. In addition, a separate front reception room with a bay window offers a cosy yet sophisticated space. The kitchen is well-positioned with views over the rear garden.

Upstairs, the property boasts four double bedrooms, all well-proportioned & filled with natural light. The front-facing rooms enjoy particularly attractive outlooks across the surrounding greenery & towards Whitchurch Golf Course.

The outdoor space is another standout feature. The rear garden is mature & well-established, with generous lawned areas, a variety of planting, & multiple spots for seating and outdoor dining. It provides a peaceful & secluded environment, ideal for relaxation or entertaining. To the front, the long driveway ensures ample parking and enhances the sense of privacy, setting the house well back from the road. Additionally a garage/workshop with power adds further storage options.

The property also benefits from planning consent for enlargement, offering scope to create additional living space, extend the upper floor to enhance its overall footprint.

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**Entrance Hallway** 13'8" x 6'1" (4.19m x 1.86m)

**Living Room** 12'11" x 12'5" (3.94m x 3.79m)

**Living / Dining Room** 17'5" x 12'10" (5.31m x 3.92m)

**Kitchen** 9'4" x 12'5" (2.86m x 3.79m)

**Downstairs WC** 4'0" x 6'1" (1.22m x 1.86m)

**To the first floor**

**Bedroom One** 13'11" x 12'5" (4.25m x 3.79m)

**Bedroom Two** 8'5" x 12'10" (2.59m x 3.92m)

**Family Bathroom** 5'5" x 9'7" (1.67m x 2.94m)

**Bedroom Three** 9'3" x 11'10" (2.82m x 3.62m)

**Bedroom Four** 8'4" x 9'10" (2.55m x 3.01m)

**Garage** 16'7" x 10'9" (5.08m x 3.28m)

**Storage Shed** 3'2" x 5'11" (0.97m x 1.81m)

**Garden**

**Driveway**

Parking for multiple vehicles and turning circle.

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Council Tax**

Band G

**Planning Link**

Planning in place for 2 Storey Extension - Details below:  
REF: 22/00700/DCH | (30-03-2022)  
<https://www.cardiffidocloud.wales/publicaccess/applicationDetails.do?activeTab=summary&keyVal=ZZZH7ECCR313>

**Plot Size**

0.31 of and acre plot

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

