

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR

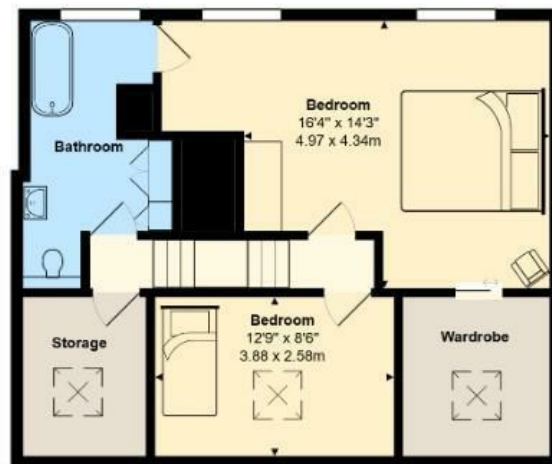


DAN-Y-GRAIG

RHIWBINA



Dan-Y-Graig



Total Area: 2218 ft<sup>2</sup> ... 206.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



This is a very impressive detached bungalow.. The whole place has been updated in a beautiful style and is immaculately presented. With a new kitchen, new bathrooms and multiple reception rooms, the property is perfect for large families, multi generational living, or those that need and love a lot of space.. One not to be missed! Call the office and book your viewing today!

Comments by - Mr Ollie Vincent



## DAN-Y-GRAIG

RHIWBINA, CF14 7HL - ASKING PRICE - £625,000



4 Bedroom(s)



2 Bathroom(s)



2218.00 sq ft

This Detached Bungalow is a true 'tardis'. It has to be seen in person!

Spanning an impressive 2,218 square feet, the property is designed to cater to both family living and entertaining, making it a perfect choice for a variety of lifestyles. Stood in the charming area of Dan-Y-Graig, Cardiff, Jeffrey Ross are proud to present this delightful dormer detached bungalow. An exceptional opportunity for those seeking a spacious and comfortable home.

Enter the property and instantly feel the sense of space and style. The ground floor features 2 large double bedrooms, a Large Lounge, Separate Office / Study and a luxurious shower room. The heart of the home is further enhanced by an incredible Kitchen / Diner, with extra sofa space, perfect for entertaining or for family life.

The exterior of the property is equally appealing. The beautifully landscaped back garden, complete with new decking, new patios, freshly laid pathways, offering a tranquil outdoor space for relaxation and enjoyment.

Recent renovations have significantly enhanced the property, including a complete kitchen renovation, rewiring, and the installation of new Velux windows. The master bedroom has been fully renovated, and a walk-in wardrobe has been created for added luxury. The attic space has also been transformed, providing an additional bedroom and further enhancing the living space.

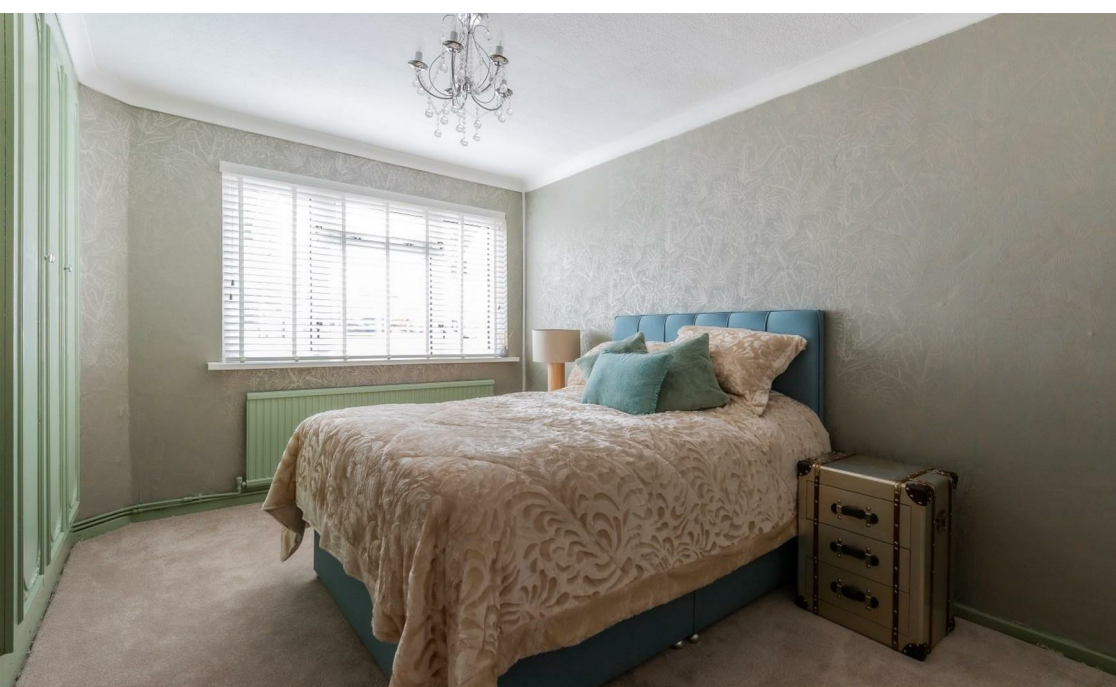
With a multi-fuel burner installed and the roof re-insulated and treated, this home promises warmth and comfort throughout the year. The surrounding area offers a peaceful retreat while still being within easy reach of Cardiff's vibrant amenities.

This bungalow is not merely a house; it is a home that exudes comfort and a welcoming atmosphere. With its newly laid driveway, with plenty of space for multiple cars, a generous living space and prime location, it presents an excellent opportunity for anyone looking to settle in this lovely part of Cardiff. Call the office and book your viewing today!

### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreycross.co.uk  
Senior valuer





**Cloakroom / Porch**

**Hallway**

**Lounge**  
3.46 x 7.32 (11'4" x 24'0")

**Office**  
2.41 x 2.92 (7'10" x 9'6")

**Shower Room**

**Hall**

**Kitchen / Breakfast Room**  
5.90 x 6.73 (19'4" x 22'0")

**W/C**

**Bedroom**  
3.46 x 4.24 (11'4" x 13'10")

**Bedroom**  
3.02 x 4.45 (9'10" x 14'7")

**to the first floor**

**Bedroom**  
4.97 x 4.34 (16'3" x 14'2")

**Wardrobe (walk in)**

**Bedroom**  
3.88 x 2.58 (12'8" x 8'5")

**Bathroom**

**Storage**

**School Catchment**

English medium primary catchment area is Rhiwbeina Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

English medium secondary catchment area is Whitchurch High School (year 2024-25)

Welsh medium primary catchment area is Ysgol Gymraeg Melin Gruffydd (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**Council Tax**

Band G

**Tenure**

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

**Parking**

Newly Laid Driveway Parking for a Minimum of 3 Cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 