

# FOR SALE | Guide Price £650,000 | Pantmawr Road, Rhiwbina, Cardiff CF14 6US

THIS METICULOUSLY EXTENDED AND CONTEMPORARY SEMI-DETACHED FAMILY HOME ON PANTMAWR ROAD, RHIWBINA, OFFERS AN EXCEPTIONAL BLEND OF STYLE AND FUNCTIONALITY. FINISHED TO AN IMPECCABLE STANDARD, THE PROPERTY FEATURES LIGHT-FILLED, OPEN-PLAN LIVING SPACES, THOUGHTFULLY DESIGNED FOR MODERN FAMILY LIFE. WITH GENEROUS BEDROOMS, LUXURIOUS BATHROOMS, AND LANDSCAPED GARDENS, THIS HOME IS PERFECTLY CRAFTED FOR REFINED FAMILY LIVING. NO CHAIN.



## CHAMBERS

EST. 1992

## Description

Chambers Estate Agents are delighted to present this extensively enhanced and beautifully presented semi-detached family home to the market. Impeccably finished throughout, this impressive residence spans over 1,600 sq ft, offering versatile and spacious living areas designed for modern family life.

The ground floor comprises a welcoming entrance hall, a cloakroom/WC, a formal living room, and a superb open-plan kitchen/diner/family room, ideal for both everyday living and entertaining. A separate utility room completes the ground floor. Upstairs, there are four well-proportioned bedrooms, including a master with en-suite shower room, as well as a luxurious four-piece family bathroom.

Additional benefits include new gas central heating, UPVC double glazing, a full re-wire, off-road parking, and a meticulously landscaped, low-maintenance rear garden.

Perfectly positioned on the coveted Pantmawr Road, this home is nestled within Rhiwbina, a charming suburb renowned for its village ambiance and welcoming community. Residents enjoy an array of local amenities, including independent boutiques, cafes, and eateries, while Cardiff city centre lies within easy reach, providing a wider selection of shopping, cultural, and leisure options.

Families are well-catered for, with a choice of excellent local schools and highly regarded educational facilities nearby, further enhancing Rhiwbina's appeal. The area benefits from superb transport connections, with convenient rail and bus links to Cardiff, as well as swift access to the M4, ideal for commuting.

Leisure opportunities abound, with Whitchurch Golf Club just moments away, offering a prestigious course and clubhouse facilities. Additionally, nearby parks, scenic trails, and green spaces provide ample opportunity for outdoor activities and family enjoyment.

This exceptional property epitomises refined contemporary living, set within one of Cardiff's most desirable areas.

Sold with no chain and vacant possession.

Additional Information:

Tenure: Freehold

Council Tax Band: F. Approximate value: £170,000

Land Transaction Tax: £29,250.00 based on the asking price

Square Footage: 1600 sq ft  
 means:



GROSS INTERNAL AREA  
 TOTAL: 1,614 sq ft  
 GROUND FLOOR: 889 sq ft, FIRST FLOOR: 725 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.