

## **FOR SALE**

Guide Price £699,995

Tyn-Y-Parc Road, Rhiwbina, Cardiff, South Glamorgan CF14 6BJ



🛱 4 Bedroom 🛱 3 Bathroom 😔 3 Receptions



## Property Descriptions

An exquisitely modernised and extended detached dormer bungalow offering a perfect blend of contemporary living and family-friendly space, located between the charming villages of Whitchurch and Rhiwbina.

This bay-fronted home is a real gem, having been thoughtfully extended and carefully modernised by the current owners to create a stylish and practical family residence. Offering over 1,800 square feet of living space, the property is flooded with natural light throughout, creating a bright and airy atmosphere. With an impressive lowmaintenance rear garden that is wider than average and ample off-road parking for several vehicles, this home is as practical as it is beautiful.

The accommodation is arranged over two floors, with a welcoming storm porch leading to a spacious entrance hall. To the front, a generous living room provides an ideal space for family relaxation. At the heart of the home is the open-plan kitchen/diner/sitting room, designed to suit modern living and perfect for entertaining. The room flows seamlessly into the utility room and the convenient ground-floor shower room. The ground floor further benefits from the principal bedroom suite, complete with a walk-in wardrobe and an elegant ensuite bathroom. A second double bedroom is also located on this level, offering flexible accommodation options. Upstairs, two further wellproportioned bedrooms and a modern shower room provide additional space for family members or guests.

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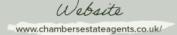
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.









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