



A BEAUTIFUL PERIOD HOME SET IN MATURE PRIVATE GARDENS

PINECROFT
RHIWBINA HILL, RHIWBINA CF14 6UP

Freehold

savills

AN ATTRACTIVE PERIOD HOME SET WITHIN MATURE, PRIVATE GROUNDS IN A HIGHLY DESIREABLE AREA OF CARDIFF

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Freehold

Original features throughout including wood panelling and plate stands ♦ Situated centrally on the plot with mature gardens all around ♦ Sweeping driveway leading to the front ♦ Excellent transport links close-by ♦ Master boasting countryside views ♦ EPC rating = F

Situation

Pinecroft is set in the sought after area of Rhiwbina Hill on the northern edge of Cardiff. Rhiwbina is a popular suburb offering an excellent parade of shops, schools, rail and bus services, places of worship and sport and leisure facilities. The M4 road network is also convenient providing quick access to the rest of South Wales, the Severn bridge and beyond.

Description

Pinecroft is an attractive south-facing residence thought to date c.1930s that was sympathetically extended by the current owners in c.1986.

The property offers spacious accommodation and enjoys generous landscaped grounds with ample private parking.

An appealing feature is the view over the open field to the west of the property.

An attractive arched recessed entrance porch leads into the main reception hall with oak panelling and an oak staircase providing a smart focal point.

Doors lead off the hall to all of the principal reception rooms. On the right is the main drawing room with central fireplace and oak floor. This room enjoys plenty of natural light through the bay window to the north and French doors that open out onto the front garden.

On the left of the hall is the sitting room with an impressive fireplace providing a warm focal point and bay window enjoying views across the front garden.

Adjacent is the formal dining room again enjoying the same views. At the end of the hall is a cloakroom while at the rear of the house is the kitchen breakfast room. This is a generous and light room with attractive fitted units.

Beyond is a useful utility room and a side door to outside.

The oak staircase rises up from the reception hall to the first floor accommodation.



A bright landing with seating area lies to the front of the house overlooking the gardens.

The master bedroom lies on the west side of the house with an en suite shower room and a dressing room/ study area to the rear.

Four further bedrooms lie on the first floor, two facing the front and two facing the rear of the house. These share the use of a family bathroom.

Pinecroft is approached by a smart drive that sweeps up to the property.

The drive is owned by Pinecroft but part of the drive is shared by the neighbouring property.

The house is framed by generous landscaped grounds with lawned areas, mature bushes, shrubs, trees and flower beds.

Delightful south-facing patio areas provide the perfect place for al fresco dining on those summer days and evenings.

Ample parking and turning areas complete the property.

Tenure:

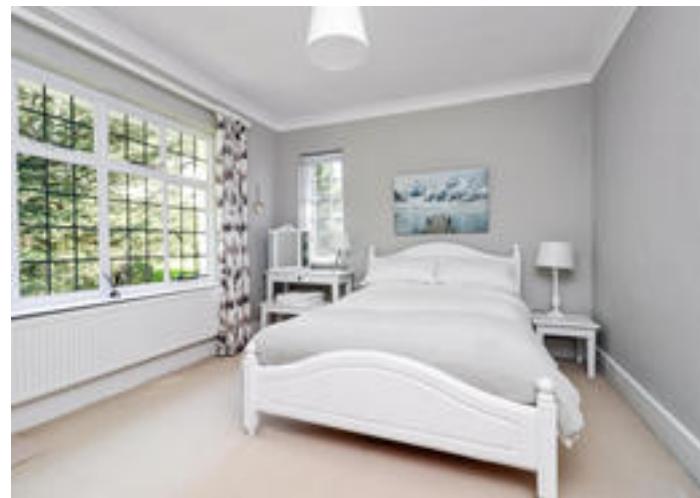
Freehold

Local Authority:

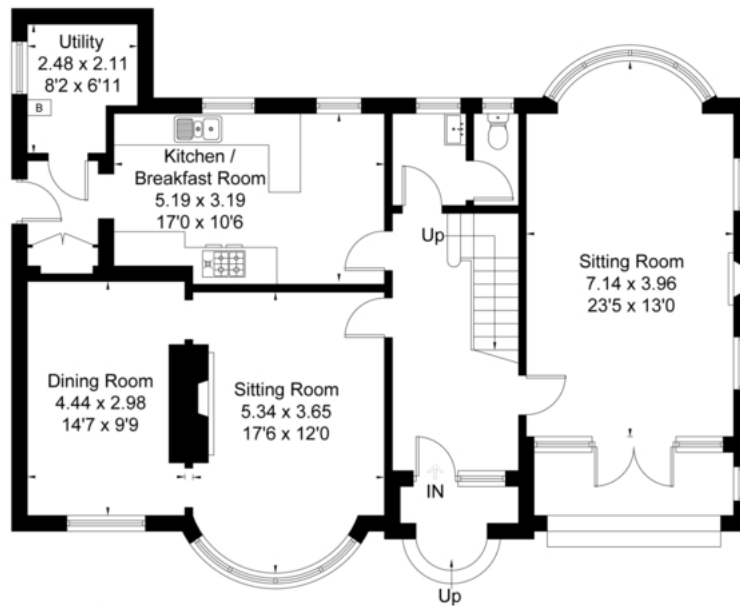
Cardiff

Viewing:

Strictly by appointment with Savills

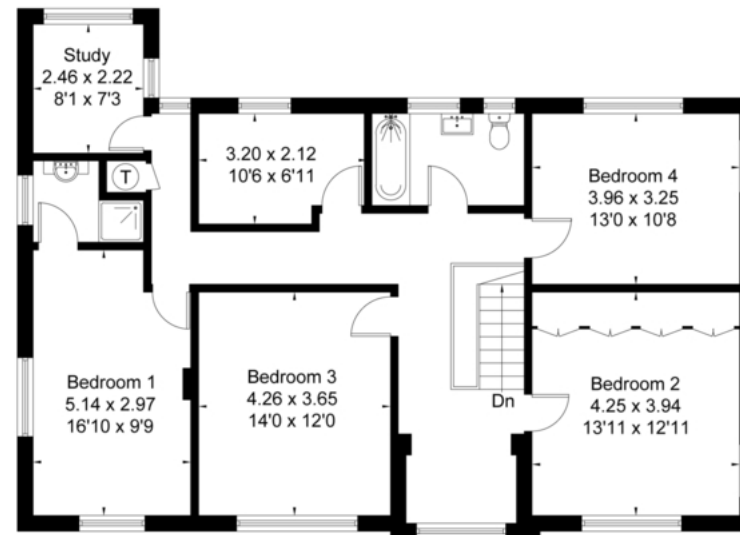


Approximate Area = 209.9 sq m / 2259 sq ft
For identification only. Not to scale.
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Ground Floor

Area = 103.1 sq m / 1110 sq ft



First Floor

Area = 106.8 sq m / 1149 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	34	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

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