



81 Coed Y Wenallt, Rhiwbina  
£775,000

# Coed Y Wenallt

Rhiwbina, Cardiff

- Prestigious detached residence in the exclusive Coed Y Wenallt development
- Spacious six-bedroom accommodation across three elegant floors
- Impressive principal reception room
- Modern fitted kitchen with granite worktops and adjoining sitting room
- Bright conservatory overlooking private, landscaped rear garden
- Luxurious top-floor master suite with en-suite and walk-in wardrobe
- Two further bedrooms with en-suites plus a stylish family bathroom
- Double garage with a fully lined and plastered room above — ideal as an office or gym
- Double driveway offering generous off-road parking
- Prime Rhiwbina location near excellent schools, amenities, and Wenallt Forest





Prestigious Family Home in Sought-After Rhiwbina Harper Signature are delighted to present **Coed Y Wenallt**, an exceptional six-bedroom detached family home offering over **3,400 sq ft of elegant living space** in one of Cardiff's most desirable residential addresses. Blending timeless architectural charm with modern practicality, this substantial residence delivers space, comfort, and sophistication in equal measure.

#### A Grand Welcome

From the moment you arrive, the property's impressive façade — constructed from rich red brick beneath a dark slate roof — conveys a sense of enduring quality. Dormer and circular gable windows add distinctive character, while the **arched stone portico** frames a welcoming entrance that hints at the craftsmanship within.

The **spacious hallway** sets the tone, featuring light-toned hardwood flooring and an elegant staircase that draws the eye upward through the home's three-storey layout. Natural light floods through the ground floor, creating a warm and inviting atmosphere that immediately feels like home.

#### Refined Living and Entertaining Spaces

The **principal reception room** is a true centrepiece — an impressive open-plan space ideal for entertaining or family gatherings. Double doors connect seamlessly to the kitchen, while a feature fireplace adds a touch of classic charm. Across the hallway, the **sitting room** provides a more relaxed setting, perfect for movie nights or quiet evenings.



### A Kitchen Designed for Living

The **modern fitted kitchen** is designed to blend practicality with style. With bespoke cabinetry, dark granite worktops, and a mosaic tile backsplash, it balances contemporary finishes with timeless appeal. Integrated appliances, a farmhouse-style sink, and a convenient utility room ensure functionality for everyday family life. The adjoining **conservatory** provides an idyllic space for morning coffee or casual dining, overlooking the beautifully maintained rear garden.

### Family-Focused Accommodation

The **first floor** hosts five well-proportioned bedrooms, two of which benefit from stylish en-suite shower rooms. The remaining bedrooms share a spacious family bathroom finished with quality fittings and a neutral palette. Ample storage options and a well-planned layout ensure every family member has their own personal space.

### A Private Top-Floor Sanctuary

Occupying the entire second floor, the **master suite** is a standout feature. This luxurious retreat includes a generous bedroom, modern en-suite bathroom, and a large **walk-in wardrobe**, providing both elegance and practicality. The open landing space enhances the feeling of light and connection to the home below, creating a sense of grandeur rarely found in modern developments.

### A Home That Works for You

A particularly unique feature of this property is the **versatile room above the double garage**. Fully lined and plastered, this impressive space offers endless potential – ideal as a **home office**, gym, playroom, or studio. The **double garage** itself provides secure parking and additional storage, complemented by a **double driveway** for multiple vehicles.









### Outdoor Enjoyment

To the rear, the private **landscaped garden** provides a tranquil setting for relaxation and entertaining. Mature shrubs, trees, and brick boundary walls create privacy, while the **paved patio** is perfect for summer barbecues or family gatherings. The garden's design ensures low maintenance while retaining an attractive, established appearance.

### Location: Lifestyle and Convenience Combined

Rhiwbina is one of Cardiff's most cherished residential areas, renowned for its community spirit, leafy surroundings, and easy access to city amenities.

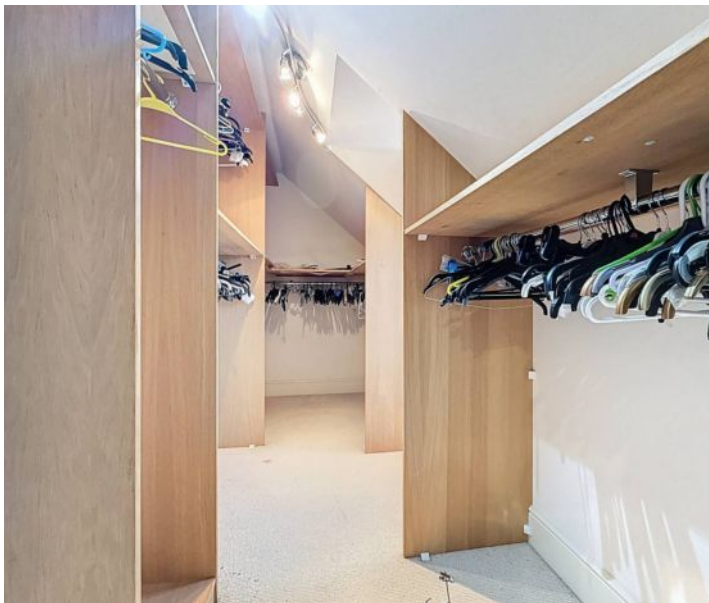
**Wenallt Forest** lies just moments away, offering acres of scenic woodland walks and outdoor adventure.

Families will appreciate proximity to highly regarded schools, including **Llanishen Fach Primary** and **Greenhill School**, while professionals benefit from quick access to **Rhiwbina and Whitchurch train stations**, connecting directly to Cardiff city centre. Frequent bus services and convenient road links make commuting effortless.

Nearby amenities include local shops such as **Sainsbury's Local**, **Deri Stores**, and **SPAR Llanishen Fach**, as well as a wide choice of restaurants and pubs — from **The Deri Inn** to **The Nine Giants** and **Ffynnon Wen**. Whether it's an evening meal, weekend stroll, or a quick coffee at a nearby café, Rhiwbina offers a lifestyle that perfectly balances calm suburban living with urban accessibility.

**Tenure:** Freehold

**EPC Rating:** E





# 81 Coed Y Wenallt, Rhiwbina, CRF

Main Building: Total Exterior Area Above Grade 322.68 m<sup>2</sup>



Ground Floor  
Exterior Area 105.82 m<sup>2</sup>



1st Floor  
Exterior Area 107.37 m<sup>2</sup>



2nd Floor  
Exterior Area 60.76 m<sup>2</sup>





## Harper Signature

85 Cathays Terrace, Cardiff - CF24 4HT

02921 696969

[hello@harpersignature.co.uk](mailto:hello@harpersignature.co.uk)

[harpersignature.co.uk](http://harpersignature.co.uk)

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