

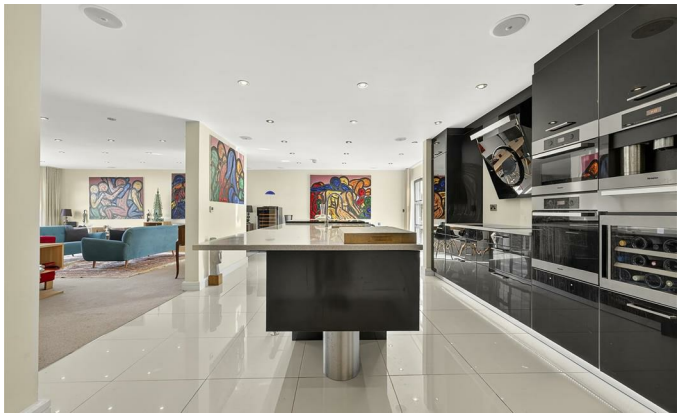
KEY
EXECUTIVE
SALES

Guide Price
£250,000

Ty Mynydd House, Rhiwbina Hill, Rhiwbina, CF14



- Picture windows throughout the home create bright, light-filled spaces across all three levels.
- A rainwater harvesting system helps reduce annual water consumption, all lighting is low-voltage for energy efficiency, and underfloor heating is installed throughout
- Externally, the property offers a driveway with parking for several vehicles and an enclosed rear garden with patio, lawn, and planted borders.
- Six spacious double bedrooms, two ensuite with the master suite offering a central en-suite.
- Bespoke open-plan kitchen with Miele appliances including wine chiller, convection hob, extractor hood, heated drawer, coffee machine, microwave oven, and electric oven.
- Contemporary, bold architectural design with striking interiors
- Underfloor heating is installed throughout with zoned controls on every floor for comfort and convenience.
- The master suite features a vaulted, beamed ceiling, a luxurious en-suite bathroom, and a private balcony.











Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Ty Mynydd House, Rhiwbina Hill





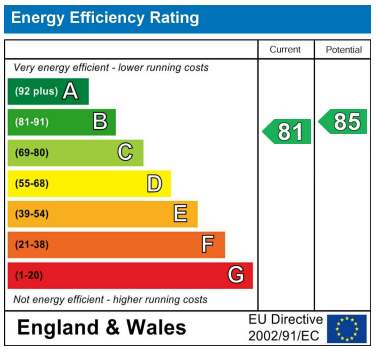
Introducing Ty Mynydd House — an exceptional detached residence in the highly sought-after suburb of Rhiwbina, Cardiff. Designed with architectural flair and built to an impeccable standard, this striking home perfectly balances contemporary luxury with generous family living.

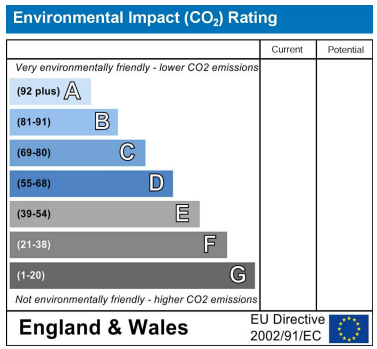
Every element of Ty Mynydd House has been crafted with purpose and precision. Its bold, modern design is complemented by eco-conscious features, including a rainwater harvesting system, low-voltage lighting, and underfloor heating throughout. The result is a home that's not only beautiful but also efficient and sustainable — offering modern comfort without compromise.

Step through the English oak-framed doorway into a split-level hallway that sets the tone for the rest of the home — sleek, spacious, and sophisticated. Spanning three levels, the layout offers incredible versatility. The lower ground floor features three bedrooms, two with en-suite shower rooms, and a sitting room, making it ideal for independent living or guest accommodation. On the first floor, the open-plan kitchen-diner and lounge form the social heart of the home, accompanied by a family bathroom and two further bedrooms, one with its own balcony. The master suite crowns the top floor with a vaulted, beamed ceiling and luxurious en-suite, creating a serene private sanctuary.

Every detail has been finished to the highest specification — from the bespoke kitchen with black glass-fronted units, granite worktops, and premium Miele appliances, to the Porcelanosa-tiled bathrooms that exude modern elegance. Ty Mynydd House is more than a property; it's a statement of design and quality, offering a contemporary lifestyle in one of Cardiff's most desirable locations.

Discover the perfect blend of style, practicality, and sophistication — arrange your viewing today.





Key Executive Sales
02920 489 000 | info@keyexecutivesales.co.uk |www.keylet.co.uk |117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863
@keyexecutivesales



TOTAL: 274 m2
BELOW GRADE: 94 m2, FLOOR 2: 124 m2, FLOOR 3: 56 m2
EXCLUDED AREAS: UTILITY: 2 m2, WALLS: 21 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.