

32 Heol Y Coed,
Rhiwbina, Cardiff, CF14 6HT



Estate Agents and
Chartered Surveyors

£685,000



Semi-Detached House

5

1

2

2

Property Description

MGY are proud to offer for sale this rarely available semi detached property in the much sought after Heol Y Coed. The accommodation comprises porch, utility room, entrance hall, w.c, lounge, sitting/ dining room and kitchen/ breakfast room to the ground floor. On the first floor there are 4 bedrooms, family bathroom with separate w,c and on the 2nd floor there is a generous 5th bedroom. Excellent size garden to rear, driveway and garden to front. Viewing highly recommended.

Tenure Freehold

Council Tax Band G

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

LOCATION

Rhiwbina is a popular and sought after area of North Cardiff. The Village offers a range of local shops including a Co-Op, Restaurants, Gift Shops, Hairdressers, Bakery and many more. There are well regarded schools at all levels nearby together with Tennis Club, Bowls Club and Library. There are also regular bus and train services close at hand into the City Centre plus easy access to the A470 and M4 motorway.

PORCH

Entered via uPVC double glazed door with inset obscured and leaded double glazed panels. Tiled floor. Obscured glazed wooden door to utility room and glazed wooden double doors to entrance hall.

UTILITY ROOM

15' 1" x 7' 11" (4.60m x 2.42m)
Double glazed uPVC window to front. Obscured double glazed uPVC window to side. Tiled floor. Radiator. Base and wall units with stainless steel sink unit and with hot and cold taps. Plumbing and space for washing machine and tumble dryer. Space for fridge / freezer.

ENTRANCE HALL

Radiator. Cloak cupboard. Dado rail. Stairs to first floor. Plate racks. Door to :-

VANITY AREA AND W.C

7' 0" x 4' 0" (2.14m x 1.22m)
Storage cupboard. Vanity enclosed wash hand basin with hot and cold taps. Fitted Medicine cabinet. Radiator. Door to w.c. with obscured double glazed window to side, half tiled walls. Tiled floor.

LOUNGE

15' 3" x 11' 10" into alcove (4.66m x 3.63m)
Large double glazed window to front. Picture rail. Radiator. Feature fireplace with inset gas fire.

SITTING/ DINING ROOM

24' 6" x 18' 4" (7.49m x 5.59m)
A large L shaped room with double glazed windows to side and rear. Sliding double glazed door to rear garden. Radiator. Stone fireplace with inset coal effect gas fire. 2 central heating radiators and one electric panel heater.

KITCHEN/ BREAKFAST ROOM

16' 9" x 13' 5" max (5.12m x 4.09m)

32 Heol Y Coed, Rhiwbina, Cardiff, CF14 6HT

Double glazed uPVC window to side. Double glazed uPVC door to rear garden. Tiled floor. Radiator. Cupboard housing 'Worcester' combi boiler. Fitted base and wall units with granite work surfaces and tiled splash backs incorporating Belfast sink with mixer tap. Space for electric oven. Door to dining room. And door to entrance hall.

FIRST FLOOR

STAIRS & LANDING

Radiator. Stairs to second floor.

BEDROOM ONE

14' 7" x 8' 9" to front of fitted wardrobes (4.47m x 2.69m)

Double glazed uPVC window to front. Fitted mirror fronted wardrobes. Picture rail. Radiator.

BEDROOM TWO

13' 3" x 11' 5" into alcove (4.06m x 3.49m)

Double glazed uPVC window overlooking rear garden. Picture rail. Built in cupboard with shelving.

BEDROOM THREE

10' 2" x 8' 5" (3.12m x 2.59m)

Double glazed window to front. Vertical radiator. Fitted cupboard with shelving.

BEDROOM FOUR

15' 2" x 8' 5" (4.64m x 2.58m)

Double glazed uPVC windows to front and side. Radiator. Shower cubicle with electric shower.

BATHROOM

7' 1" x 5' 11" (2.18m x 1.81m)

Double glazed window overlooking rear garden. Corner jacuzzi bath with mains shower over and with hot and cold taps. Vanity enclosed wash hand basin with hot and cold taps and cupboards below and with mirror, lighting and shaver point. Heated towel rail. Tiled walls.

SEPARATE W.C

Obscured double glazed window to side. Tiled walls. W.c.

SECOND FLOOR

STAIRS & LANDING

Double glazed window. Eaves storage. Dado rail.

BEDROOM FIVE

15' 9" x 14' 11" (4.82m x 4.57m)

2 velux skylights. Several eaves storage cupboards. Radiator. Spotlights.

OUTSIDE

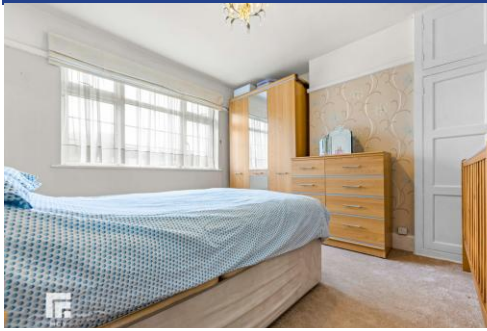
Front - Lawned garden to front and driveway. Gated side access to rear with outside tap.

Rear - A very good size garden with paved area with steps up to a large lawn. 2 sheds. Enclosed with hedging either side.

32 Heol Y Coed,
Rhiwbina, Cardiff, CF14 6HT



32 Heol Y Coed,
Rhiwbina, Cardiff, CF14 6HT



32 Heol Y Coed,
Rhiwbina, Cardiff, CF14 6HT

%epcGraph_c_1_250%

Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



mggy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.