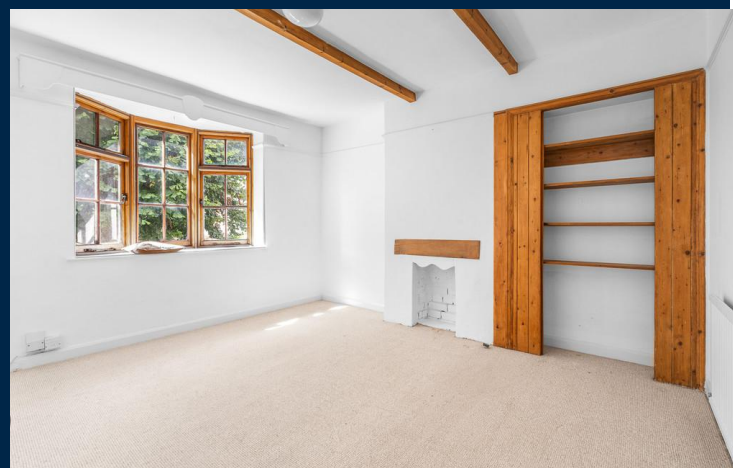
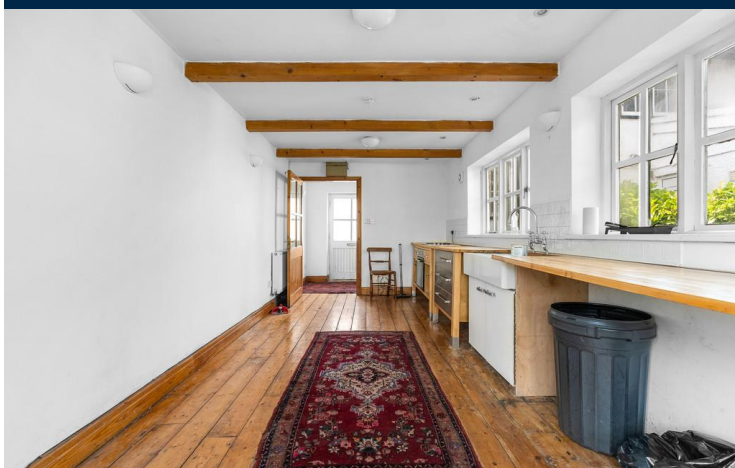




**17 TY WERN ROAD**  
**RHIWBINA**  
**CARDIFF CF14 6AA**

ASKING PRICE OF  
**£399,000**



**SEMI-DETACHED HOUSE**



**4**



**2**



**3**



**2**

MGY offer for sale this charming semi detached property, loosely converted into 2 flats but could easily be converted back to one family home. Flat 1 duplex comprises entrance hall, kitchen, w.c, steps up to first floor where there is a lounge, 2 bedrooms and bathroom, and also a 2nd floor loft room. Flat 2 is a ground floor flat comprising entrance hall, lounge, bedroom, kitchen and bathroom. Front garden and driveway and a lovely size rear garden. No ongoing chain.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 1,528 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is located in the sought after area of Rhiwbina. A stone's throw from Hill Snook Park and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

#### FLAT 1 ENTRANCE HALL

Entered via glazed wooden door. Stairs to upper level. Floorboards. Glazed wooden door to :-

#### KITCHEN

20' 1" x 9' 4" (6.14m x 2.86m)  
Wooden windows to side. Wooden double doors to rear garden. Base units with work surface and ceramic double sink unit with mixer tap.

#### WC

Obscured glazed window to rear. W.c. Tiled floor. Stairs to first floor level.

#### FIRST FLOOR

##### STAIRS & LANDING

Window to side. Door to loft room. Door to :-

##### LOUNGE

15' 1" into bay x 11' 8" into alcove (4.60m x 3.57m)  
Bay window to front. Radiator. Chimney breast with inset wooden mantle. Fitted shelving. Wooden beams to ceiling.

##### BEDROOM

11' 10" x 9' 11" (3.63m x 3.03m)  
Window to front. Radiator.

##### BEDROOM

11' 8" x 7' 0" (3.58m x 2.14m)  
Window to rear. Radiator.

##### BATHROOM

6' 11" x 5' 9" (2.13m x 1.77m)  
Part obscured glazed window to rear. Bath with mixer tap and wall mounted shower attachment, wall hung wash and basin with hot and cold taps, w.c. Airing cupboard housing "Vaillant" combi boiler.

##### 2ND FLOOR

##### LOFT ROOM

16' 3" x 10' 11" (4.96m x 3.34m)  
2 velux skylights. Laminate flooring. Eaves storage. Restricted head room.

##### FLAT 2 ENTRANCE

Entered via obscured glazed wooden door. Cloak cupboard. Wood block flooring. Radiator.

##### LOUNGE

12' 8" x 11' 7" (3.88m x 3.55m)  
Small paned window to front. Picture rail. Wood block flooring.

##### BEDROOM

12' 4" x 9' 11" (3.78m x 3.03m)  
Small paned window to front. Wood block flooring. Radiator.



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## KITCHEN

11' 2" x 11' 2" (3.41m x 3.41m)

Small paned window to rear. Double glazed door to rear garden. Door to bathroom. Meter cupboard. Gas cooker point. Radiator. Base unit with inset stainless steel sink unit and mixer tap.

## BATHROOM

7' 1" x 7' 0" (2.16m x 2.15m)

Obscured double glazed windows to side and rear. Panelled bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, w.c. Radiator.

## OUTSIDE

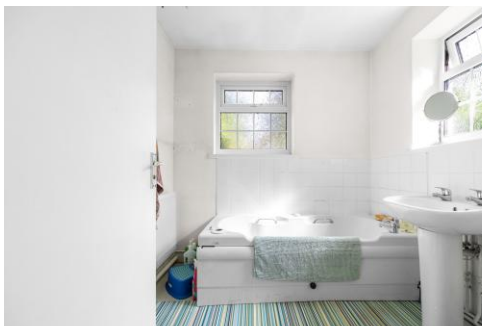
Front - lawn with 2 mature trees and various shrubs.  
Driveway.

Rear- A generous size garden laid to lawn. With mature tree. Bushes.

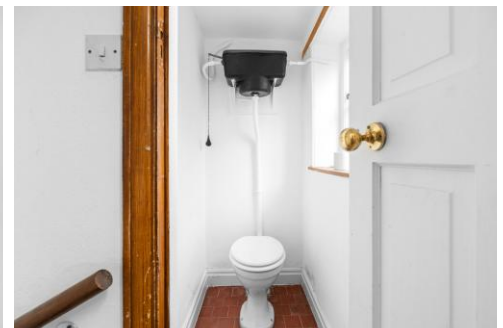
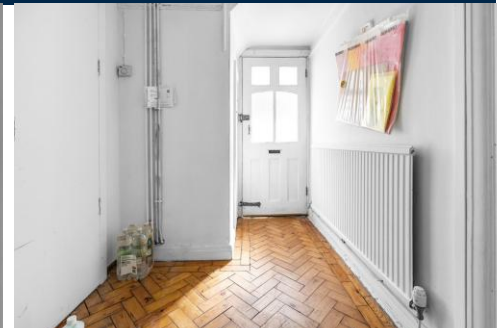
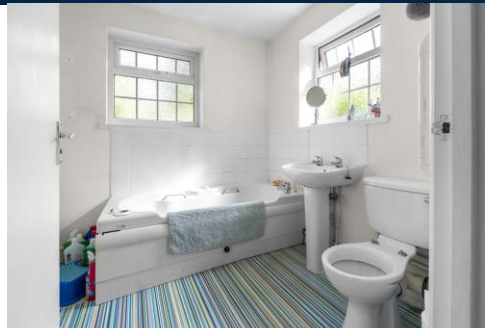
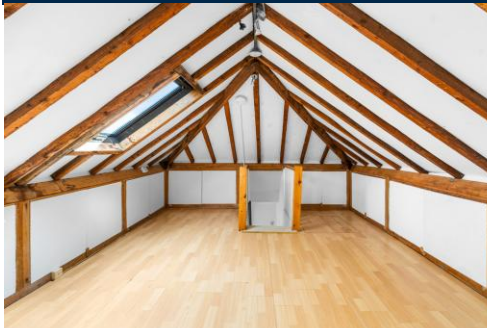




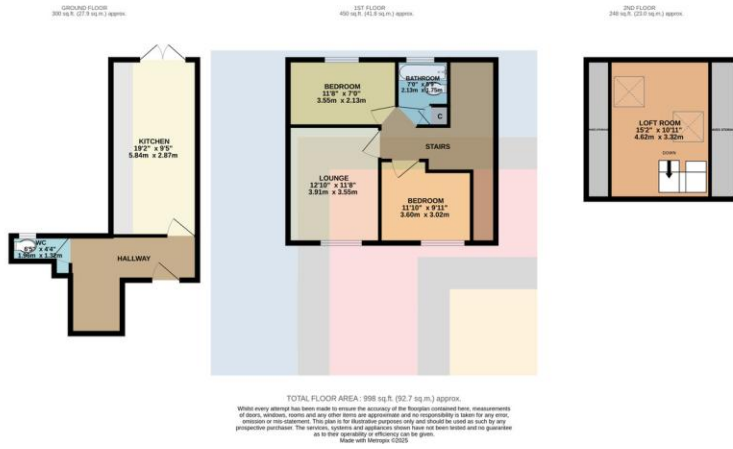
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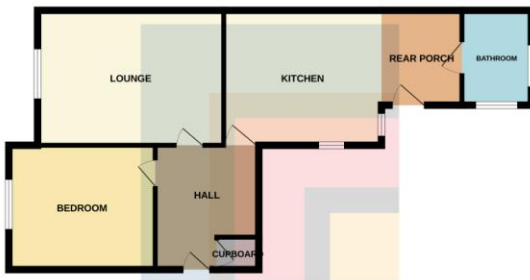
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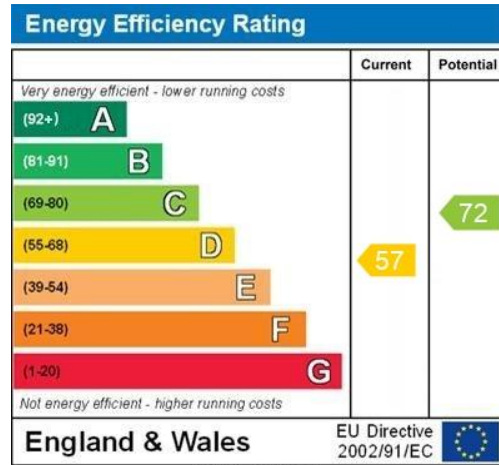


GROUND FLOOR



While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee is given to the accuracy of the information shown on the plan.

Made with Metaplan 2015



**BIRCHGROVE** 029 2052 9026

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



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