



93 TYN-Y-PARC ROAD
RHIWBINA
CARDIFF CF14 6BL

OFFERS IN EXCESS OF
£520,000



SEMI-DETACHED HOUSE



5



2



3



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A delightful extended family home situated in the sought after Rhiwbina area of Cardiff. The property comprises hallway, open plan kitchen/diner and lounge, living room (currently being used as a bedroom) and wc to the ground floor. First floor there are three bedrooms and large family bathroom, Second floor two further bedrooms and shower room. Outside there is off road parking to the front for several vehicles and an enclosed rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Rhiwbina is a sought after location in North Cardiff. This property is situated close to Rhiwbina village with many shops, cafes, restaurants and much more. Easy access to A470 and M4 motorway. Good schools at all levels are nearby.

HALLWAY

13' 2" x 5' 9" (4.02m x 1.77m)
Radiator. uPVC frosted window to front. Under stair storage. Original parquet flooring. Doors leading to Bedroom, Lounge/Kitchen/Diner and WC. Staircase leading to first floor.

LOUNGE/KITCHEN/DINER

18' 4" max x 25' 7" (5.6m x 7.8m)
Spacious lounge area with two radiators. One a floor to ceiling radiator. Ample space for a sofa and dining room table. Tiled flooring throughout. Skylight. Combination of three uPVC double glazed windows to side. uPVC double glazed BiFolding doors to rear. Spotlights in kitchen / dining room. Quartz work surfaces appointed along one side and an island. Integrated two Bosch oven and Grills. Integrated electric four ring hobs. Integrated dish washer and fridge freezer. radiator in kitchen. 2 granite sink bowls.

LIVING ROOM/FURTHER BEDROOM

12' 2" x 11' 7" (3.71m x 3.54m)
Spacious Double bedroom. Carpeted. Radiator. Large uPVC double glazed bay window to front.

WC

5' 6" x 4' 7" (1.69m x 1.40m)
White suite; Low level wc. Wash hand basin with chrome taps and splash back. Tiled flooring.

FIRST FLOOR

LANDING -Carpeted. Doors leading to main bathroom and all three first floor rooms. Spiral staircase leading to second floor

BEDROOM ONE

14' 1" x 10' 8" (4.31m x 3.26m)
Spacious double bedroom. uPVC double glazing bay window to front. Radiator. Carpeted.

BEDROOM TWO

11' 10" x 10' 8" (3.63m x 3.27m)
Spacious double bedroom. Built in floor to ceiling storage along entire side wall, with desk built into middle. Radiator. uPVC double glazing window to rear.

BEDROOM THREE

6' 11" x 7' 3" (2.12m x 2.21m)
Single bedroom. Radiator. uPVC double glazing window to front.

FAMILY BATHROOM

19' 3" x 8' 3" (5.87m x 2.52m)
Low level wc; white suite. His and hers wash hand basin with gold mixer taps and tiled splash backs. Floor to ceiling heated towel rail. Tiled flooring. Walk in shower with tiled wall. Spacious bath tub with gold free standing tap. Obscured uPVC double glazing windows to rear. Radiator. Spotlights. Extractor fan.



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SECOND FLOOR

LANDING - Spotlights. Carpeted. Doors leading to bedroom 4, 5 and second floor bathroom. 'Velux window'

BEDROOM 4

14' 10" x 8' 0" (4.53m x 2.45m)

Spacious double bedroom. Carpeted. Spotlights. Two 'Velux' windows to front. Radiator. Built in storage in eaves.

BEDROOM 5

10' 7" x 8' 9" (3.24m x 2.69m)

Spacious double bedroom. Carpeted. Spotlights. Radiator. Six pane double glazing upvc window to rear.

SHOWER ROOM

5' 8" x 6' 10" (1.75m x 2.10m)

Low level wc; white suite. Wash hand basin with chrome mixer tap and marble splash back. Laminate flooring. Floor to ceiling heated towel rail. Shower with marble splash backs appointed along two sides. Spotlights. Obscured uPVC double glazing awning window. Extractor fan.

OUTSIDE

Front garden - Ample off-road parking for several vehicles. Brick wall boundary on one side

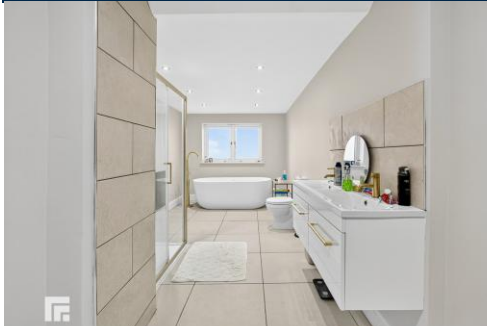
Rear garden - Patio space with ample space for outdoor dining table. grass space, side access.



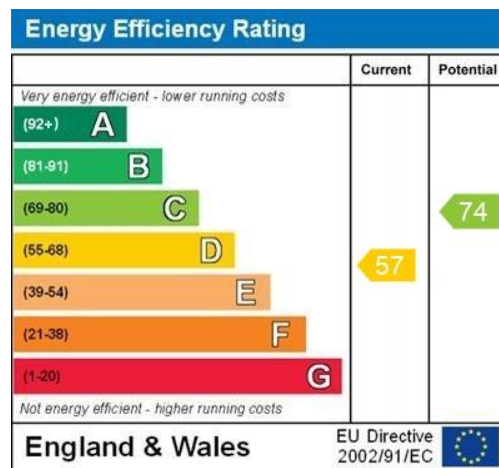
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BIRCHGROVE 029 2052 9026

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



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