

81 Tyn-y-parc Road

Rhiwbina | Cardiff | CF14 6BJ



Detached dormer bungalow | Asking Price Of £499,950



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# PROPERTY DESCRIPTION

MGY are proud to offer for sale this superb detached dormer bungalow which has been completely refurbished and extended by the present owners, and situated in a much sought after location. The substantial accommodation comprises entrance hall, sitting room, impressive lounge/ kitchen/ diner, 2 bedrooms and a shower room on the ground floor. On the first floor there are 3 bedrooms, an ensuite and family bathroom. Delightful and generous size garden to rear, block paved frontage providing ample off road parking and a garage. Internal viewing of this property is highly recommended.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,679 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via obscured glazed double glazed uPVC door. Victorian style tiled floor. Understairs storage cupboard. Stairs to first floor. Radiator.

## SITTING ROOM

14' 9" x 13' 2" (4.51m x 4.03m) Double glazed uPVC bay window to front. Oak flooring. Feature fireplace. Radiator.

## LOUNGE/ DINER/ KITCHEN

22' 11" x 19' 5" max (7.01m x 5.94m) Double glazed uPVC window to rear and double glazed uPVC French doors to rear garden. Wood flooring in living areas, tiled flooring in the kitchen. Base and wall units with wooden work surfaces and tiled splashbacks incorporating one and a half ceramic sink unit with mixer tap. Plumbing and space for washing machine and dishwasher. Space for fridge/ freezer. Built in oven, 4 ring gas hob and extractor over. 2 radiators. Spotlights.

## BEDROOM TWO

13' 10" into bay x 12' 5" (4.23m x 3.80m) Double glazed uPVC window to front. Radiator. Oak flooring.

## BEDROOM THREE

13' 2" x 9' 10" (4.02m x 3.02m) Double glazed uPVC box bay window to rear. Oak flooring. Radiator.

## SHOWER ROOM

Obscured double glazed uPVC window to side. Shower cubicle with mains shower, pedestal wash hand basin with hot and cold taps, w.c. Chrome heated towel rail.

## FIRST FLOOR

### STAIRS & LANDING

Velux skylight.

### BEDROOM ONE

14' 4" x 13' 1" (4.38m x 3.99m) Double glazed uPVC French doors with Juliet rail. Velux skylight. Radiator. Door to:-

### ENSUITE

Velux skylight. Part wood panelled

wall. Part tiled walls. Panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, w.c. Radiator. Shaver point.

### BEDROOM FOUR

9' 6" x 9' 6" (2.90m x 2.91m) Double glazed uPVC window to front. Radiator. Walk in storage cupboard.

### BEDROOM 5

12' 7" x 6' 7" (3.86m x 2.03m) Velux skylight. Obscured double glazed uPVC window to side. Built in storage cupboard. Radiator.

### BATHROOM

Velux skylight. Obscured double glazed uPVC window to side. Part wood panelled wall. Part tiled walls. Panelled bath with mixer tap and shower attachment, w.c, pedestal wash hand basin with mixer tap. Radiator.

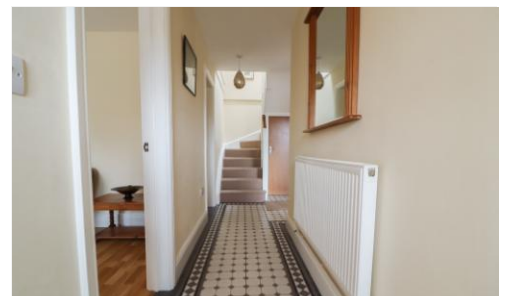
### OUTSIDE

REAR-A delightful and generous size rear garden mainly laid to lawn with a variety of shrubs and

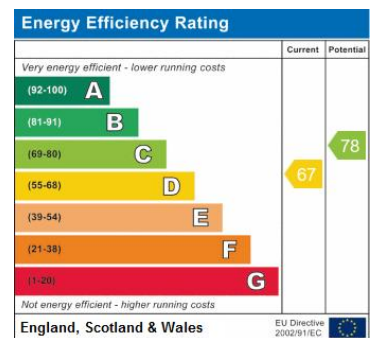


flowers. Mature apple tree.  
Greenhouse. Outside tap. Side  
access leading to driveway and  
garage.

FRONT- Block paved frontage  
providing off road parking for  
several vehicles.



# FLOORPLANS



029 2052 9026

114 Caerphilly Road, Cardiff CF14 4QG

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