

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HEOL TYN Y CAE
RHIWBINA



ENTRANCE HALLWAY

LIVING ROOM / BEDROOM ONE
3.30m x 4.27m (10'9" x 14'0")

DINING ROOM / BEDROOM TWO

GROUND FLOOR BATHROOM
1.87m x 2.30m (6'1" x 7'6")

LIVING ROOM
5.77m x 4.29m (18'11" x 14'0")

KITCHEN / BREAKFAST AREA
5.16m x 3.16m (16'11" x 10'4")

UTILITY
2.16m x 0.89m (7'1" x 2'11")

STAIRS TO FIRST FLOOR

BEDROOM THREE
4.19m x 2.27m (13'8" x 7'5")

BATHROOM
1.95m x 1.32m (6'4" x 4'3")

BEDROOM FOUR
4.22m x 2.12 (13'10" x 6'11")

GARDEN

GARAGE / WORKSHOP
4.09m x 6.40m (13'5" x 20'11")

DRIVEWAY
Parking for several vehicles

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

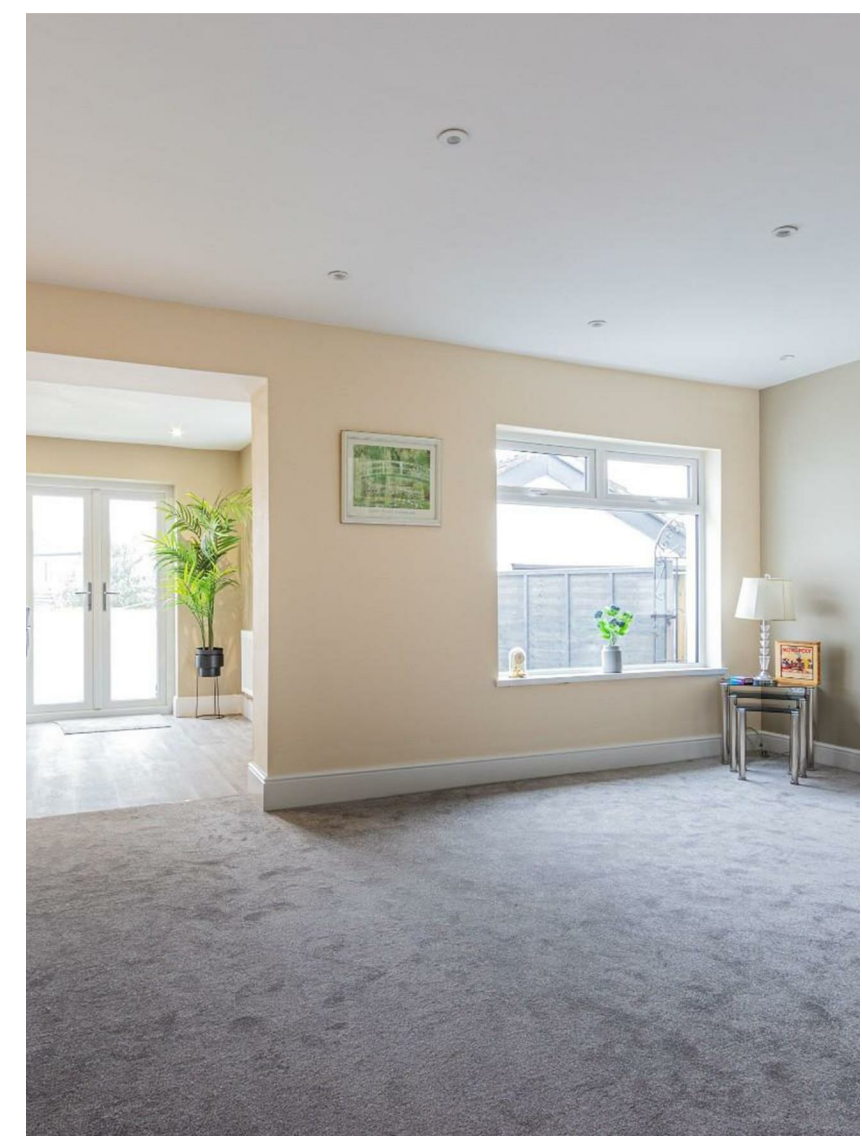
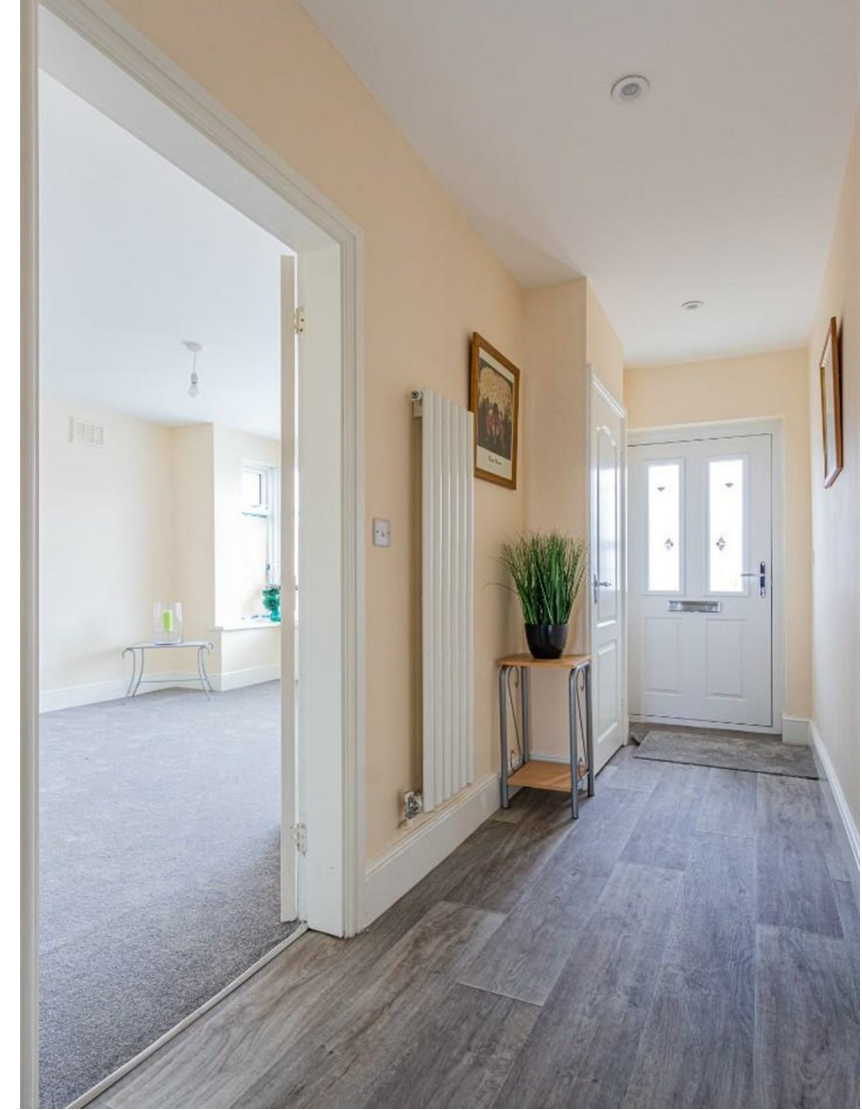
SCHOOL CATCHMENT
My English medium primary catchment area is Rhiwbina Primary School (year 2024-25)

My English medium secondary catchment area is Whitchurch High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)




ADDITIONAL INFORMATION
Fully renovated to an exceptional standard
Extended
New double glazing
New boiler
Rewired.





HEOL TYN Y CAE

RHIWBINA, CF14 6DJ - £524,000

 4 Bedroom(s)  2 Bathroom(s)  1540.29 sq ft

JeffreyRoss are proud to bring to the market this exceptional and detached 4 double bedroom bungalow in the popular area of Rhiwbina. This impressive and versatile home has been fully renovated and extended by the current owner to create a brilliant entertaining and living space with French doors onto the garden. The ground floor is made up of entrance hallway, two large double bedrooms to the front aspect, large modern fitted kitchen with breakfast bar, separate utility room and stylish downstairs bathroom. To the first floor are two further double bedrooms and second bathroom. To the rear is a low maintenance garden and decked area, as well as an impressive detached garage / workshop that offers further potential in the right hands. The property is offered to the market with no ongoing chain and must be viewed to appreciate the standard of finish and detail.

Take an interactive walk through via our Virtual tour for a closer look. You can even space plan for your furniture.



PROPERTY SPECIALIST

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Director





Heol Tyn Y Cae, Rhiwbina, Cardiff

Heol Ty'n-Y-Cae, Whitchurch, CRF

Main Building: Total Interior Area 1259.87 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	