

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

BLAEN-Y-COED
RHIWBINA





ENTRANCE PORCH
1.76m x 1.20m (5'9" x 3'11")

ENTRANCE HALWAY
1.72m x 4.85m (5'7" x 15'10")

LIVING ROOM
4.85m x 3.15m (15'10" x 10'4")

DINING ROOM
3.15m x 2.71m (10'4" x 8'10")

SECOND RECEPTION
3.73m x 2.63m (12'2" x 8'7")

KITCHEN
4.30m x 2.71m (14'1" x 8'10")

DOWNSTAIRS WC
2.53m x 1.01 (8'3" x 3'3")

TO THE FIRST FLOOR

BEDROOM ONE
4.20m x 3.14m (13'9" x 10'3")

BEDROOM TWO
4.40m x 2.71m (14'5" x 8'10")

FAMILY BATHROOM
2.52m x 1.88m (8'3" x 6'2")

BEDROOM THREE
3.36m x 3.14m (11'0" x 10'3")

BEDROOM FOUR
2.58m x 2.56m (8'5" x 8'4")

GARAGE
4.77m x 2.41m (15'7" x 7'10")

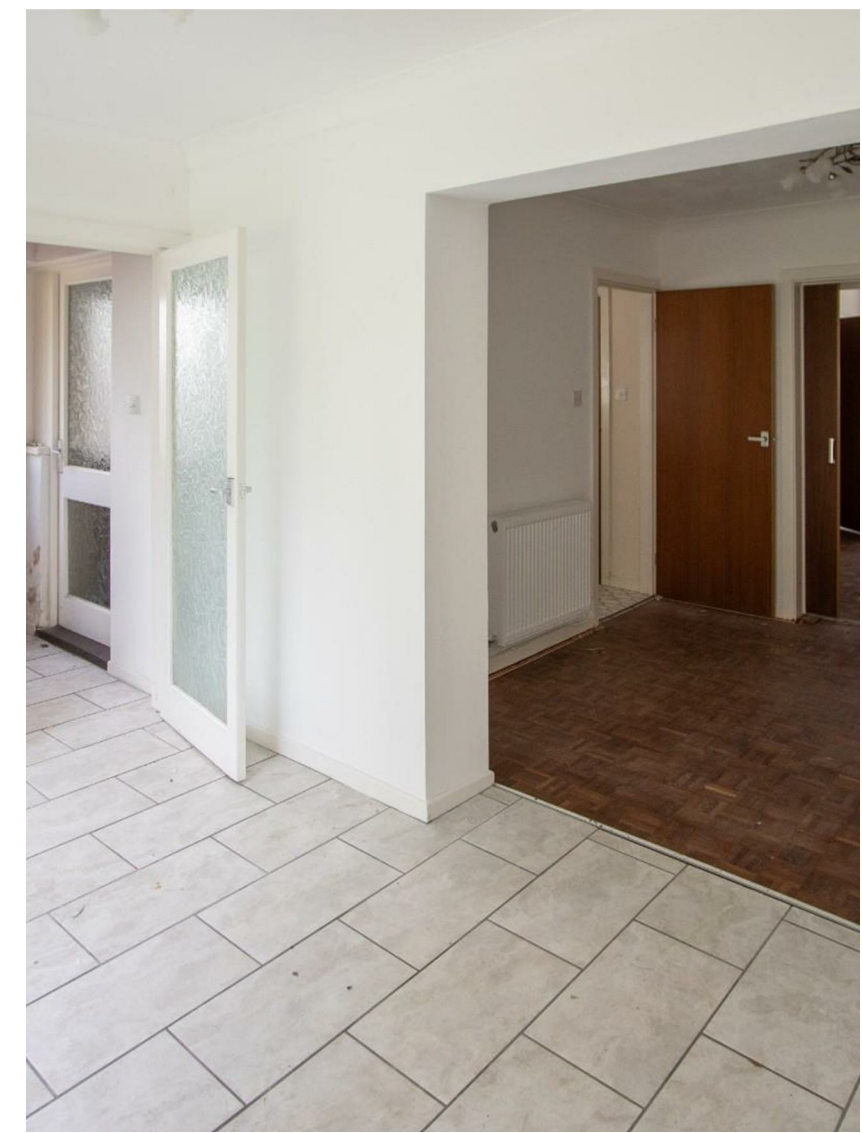
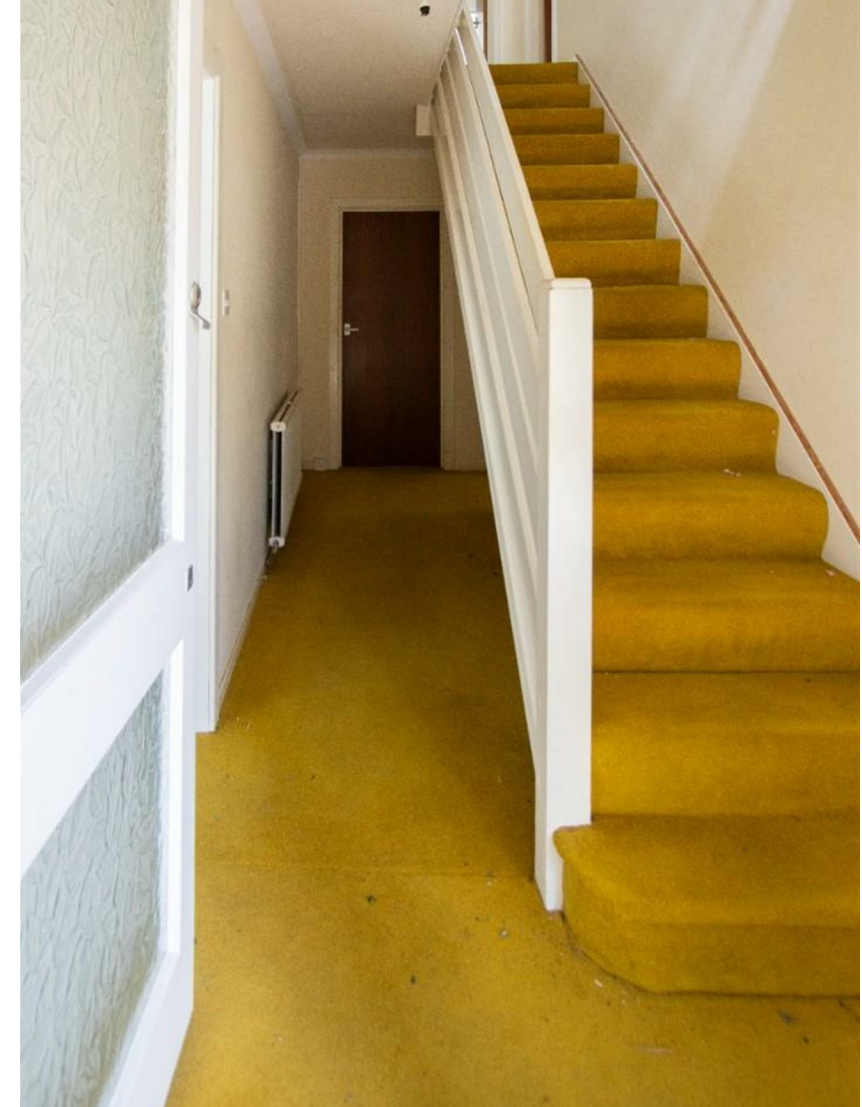
DRIVEWAY
Parking for one car,

GARDEN
West facing garden to the rear.

TENURE
We are informed by our client that the property is Leasehold with approx 52 years remaining in the lease. The Freeholder is prepared to sell the Freehold or extend the current lease, subject to separate negotiation. Additional fees apply and please speak to Jeffrey Ross for further information.

COUNCIL TAX
Band - F




ADDITIONAL INFORMATION
This is the last remaining Leasehold property on the road. Financing can be limited, we have partnered with Grosvenor May Financial Services should borrowing be needed on this purchase. We have an independent Lease extension valuation available by request (provided by Seel and co)





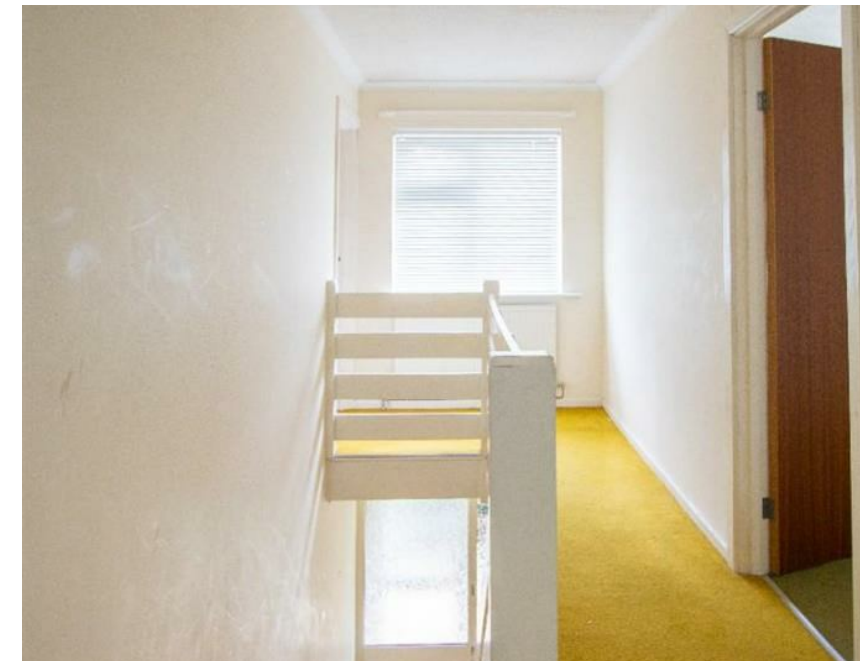
BLAEN-Y-COED

RHIWBINA, CF14 6LL - £400,000

 4 Bedroom(s)  1 Bathroom(s)  1450.00 sq ft

Nestled in a quiet cul de sac in Rhiwbina, this semi detached house spread across 1,450 sq ft boasts three reception rooms and four bedrooms. This property offers ample space for a growing family or those who love to entertain and is in a much sought after area, close to local amenities and public transport links.

Though the property is in need of modernising, it presents a unique opportunity for the new owners to unleash their creativity and style to transform it into a modern family home. With the option to extend the lease or purchase the freehold (*subject to separate negotiation with the freeholder).



PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Blaen-Y-Coed, Rhiwbina, CF14 6LL

Total Area: 136.6 m² ... 1470 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	