

16 Heol Uchaf,

Rhiwbina, Cardiff, CF14 6SP

Offers In Excess Of

£400,000



Estate Agents and
Chartered Surveyors



Semi-Detached Bungalow



Property Description

A delightful dormer bungalow in the sought after area of Rhiwbina comprising hallway, lounge, dining room, kitchen, shower room and bedroom to the ground floor. To the first floor there are two bedrooms, dressing room and bathroom. Gardens to front and rear and garage.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,151 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Rhiwbina which offers local amenities of Llanishen Fach. Nearby is Rhiwbina village with tennis club, library, Rhiwbina tap, shops, restaurants, tapas bar, florists, coffee shops and hairdressers. Well regarded primary and secondary schools are close by. There is also a train station and regular bus services close at hand into the City Centre plus easy to road links giving access to the M4 motorway.

HALLWAY

10' 5" x 3' 10" (3.19m x 1.19m)
Enter via composite front door into hallway. Smooth walls and ceiling with spot lighting and tiled flooring. Doors leading to lounge, kitchen, dining, bedroom four and shower room.

LOUNGE

16' 0" x 10' 7" (4.88m x 3.24m)
Smooth walls and ceiling with spot lighting and luxury vinyl herringbone tiled flooring to finish. Central chimney breast. Upvc double glazed window to rear.

DINING ROOM

10' 5" x 9' 10" (03.20m x 03.01m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Staircase leading to first floor with under stairs storage.

KITCHEN

14' 7" x 10' 0" (4.45m x 3.05m)
Fitted with a modern range of high gloss base and eye level units with worktops over. Built in double oven, gas hob and cooker hood over. Semi integrated American fridge/freezer(to remain) Inset one and a half bowl composite sink unit plus drainer. Integrated dishwasher. Space for washing machine. Combi boiler wall mounted with external flu. Built in breakfast bar with seating for two. Two upvc double glazed window to side and one to the rear. Upvc double glazed door leading to rear garden.

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SHOWER ROOM

5' 11" x 6' 5" (1.81m x 1.97m)

Fitted with a modern three piece suite comprising double shower enclosure, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and a central light pendant. Upvc double glazed obscure window to side.

BEDROOM THREE

13' 9" x 10' 4" (4.21m x 3.16m)

Smooth walls and ceiling with spot lights and finished with carpeted flooring. Upvc double glazed window to front.

LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to bedrooms one, two and bathroom. Large skylight window to front. Single storage cupboard with fitted shelving ideal for linen. Additional attic storage.

BEDROOM ONE

12' 10" x 11' 3" (3.92m x 3.43m)

Smooth walls and ceiling with a spot lighting and finished with carpeted flooring. Door leading to dressing room. Upvc double glazed window to rear.

DRESSING ROOM

5' 4" x 8' 6" (1.63m x 2.60m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Upvc double glazed window to rear.

BEDROOM TWO

10' 1" x 10' 5" (3.08m x 3.18m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Eaves storage. Large skylight window to front.

BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in double shower with sliding glass shower screen, separate bath, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and finished with spot lighting. Upvc double glazed obscure window to side.

OUTSIDE

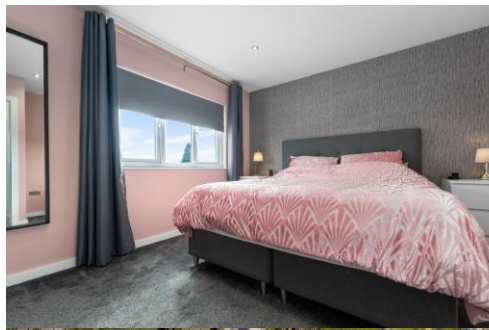
Front - off road parking can be found to the front via a block paved driveway. Paved pathway leading up to a secure gated side space with shallow steps leading to the front door with wooden storm porch. Wooden side gate leads to rear garden.

Rear - Paved steps leading down to an closed low maintenance split level garden can be found to the rear. Mostly paved area with a range of flower beds offering a variety of plants, trees and shrubbery.

GARAGE

A detached single plus garage with window and complete with power sockets and lighting.

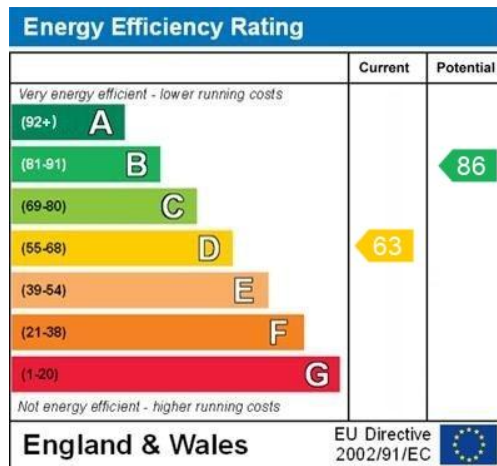
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