

14 Y Groes,

Rhiwbina, Cardiff, CF14 6DX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£360,000**



End Terraced House

3

1

1

2

# Property Description

Rare To The Market - The property is nestled into the far right corner of Y Groes and over looks a well tended communal green, situated in the Garden Village of Rhiwbina which is highly requested and very highly regarded by the local residences. The property is in need of modernisation and works required however offers two spacious living rooms, kitchen to the ground floor plus three bedrooms and a family bathroom to the first floor. Outside the property offers both a front and rear garden. \*\*Grade Two Listed Building\*\*

Tenure Freehold

Council Tax Band F

Floor Area Approx 893 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Rhiwbina is a popular and sought after area of North Cardiff. The Village offers a range of local shops including Co-Op, Tapas Bar, Indian Restaurant, Gift Shop, Hairdressers, Bakery and many more. There are well regarded schools at all levels nearby together with Tennis Club, Bowls Club and Library. There are also regular bus and train services close at hand into the City Centre plus easy access to the A470 and M4 motorway.

## ENTRANCE HALL

Wallpapered walls with textured ceiling, central light pendant and finished with carpeted flooring. Staircase leading to first floor. Door leading to lounge, second reception room and kitchen. Single storage cupboard under the stairs.

## LOUNGE

12' 10" x 12' 0" into alcove (3.93m x 3.68m)  
Wallpapered walls with textured ceiling, central light pendant and finished with carpeted flooring. Central chimney with feature fireplace and surround. Window to front and door leading to rear garden.

## SECOND RECEPTION ROOM

10' 0" into alcove x 11' 11" (3.05m x 3.64m)  
Wallpapered walls and textured ceiling with central light pendant and finished with carpeted flooring. Central chimney breast with feature fireplace. Window to front and side.

## KITCHEN

9' 11" x 8' 8" (3.04m x 2.65m)

Fitted with a range of base and eye level units with laminate worktops over. Inset double stainless steel sink unit plus drainer. Space for freestanding cooker and hob with cooker head over. Space for freestanding fridge freezer and washing machine. Door leading to rear garden and two windows to rear.

## LANDING

Wallpapered walls with textured ceiling and finished with carpeted flooring. Window overlooking the rear garden. Doors leading to all first floor rooms. Loft hatch provides access to loft storage.

## BEDROOM ONE

12' 11" x 11' 6" into alcove (3.94m x 3.53m)  
Wallpapered walls and textured ceilings with central light pendant and finished with carpeted flooring. Window to rear and window to front. Central chimney breast.

## BEDROOM TWO

9' 11" into alcove x 11' 11" (3.04m x 3.65m)  
Wallpapered walls with textured ceiling central light pendant finish with carpeted flooring. Central chimney breast. Window to front.

## BEDROOM THREE

10' 2" x 8' 8" maximum (3.11m x 2.66m)  
Wallpapered walls and textured ceiling with central light pendant and finished with carpeted flooring. Built-in double fitted storage cupboard housing Combi boiler. Window to rear.

## BATHROOM

5' 11" x 6' 3" (1.82m x 1.93m)  
Fitted with a traditional three-piece suite comprising bath with electric shower over, w.c. and wash hand basin. Tiled walls with the remainder wallpapered, textured ceiling and finished with carpeted flooring. Window to front.

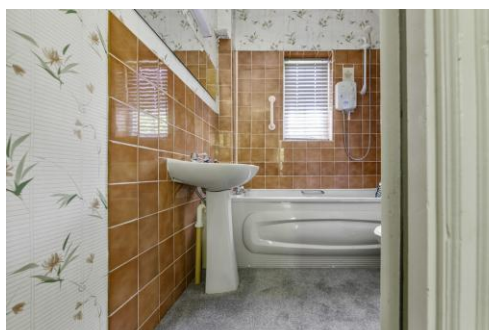
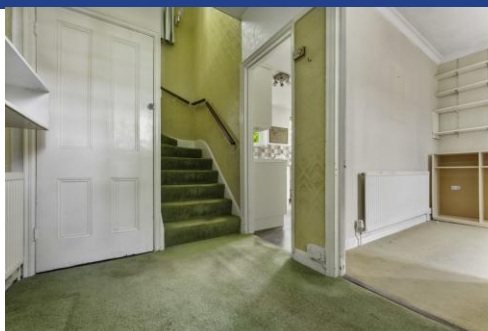
## OUTSIDE

FRONT - Enclosed gated front garden with a paved pathway leading to front door and the remainder laid to lawn with hedge fencing.

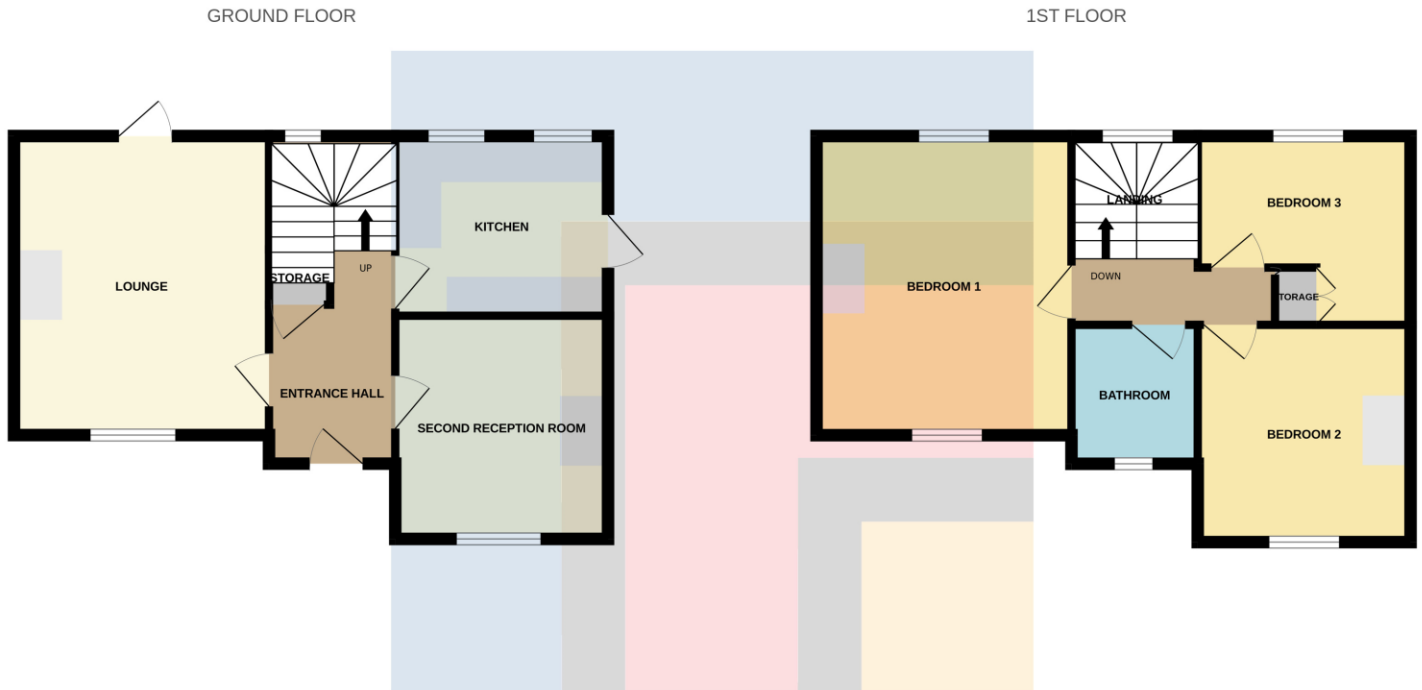
REAR - An enclosed rear garden offering a paved patio area ideal for outside dining with a remainder laid to lawn and an array of plants, trees and shrubs.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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