

6 Lon-y-deri,  
Rhiwbina, Cardiff, CF14 6JN



Estate Agents and  
Chartered Surveyors

£465,000



Detached Bungalow

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# Property Description

A Rare Opportunity to acquire a detached bungalow in the heart of Rhiwbina Village. The property is in need of upgrading and modernising however, offers heaps of potential for extending and further development 'subject to planning permission'. The property accommodation briefly comprises; entrance hallway, bedrooms one, two and three, lounge, kitchen, conservatory and finally the family bathroom.

Outside the property offers a driveway to the side leading to a detached garage fitted with power and lighting with a standard up and over garage door. The front garden is mostly laid to lawn with a range of plants and shrubs with an enclosed landscaped garden to the rear.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 880 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

Enter into hallway via Upvc double glazed front door. Textured walls and ceilings with central light pendant finished with carpeted flooring. Door leading to three bedrooms, bathroom, lounge and kitchen.

## BEDROOM ONE

11' 9" x 10' 11" (3.6 into baym x 3.34m)  
Textured walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed bay window to front.

## BEDROOM TWO

10' 4" x 10' 11" (3.17 into bay m x 3.33m)  
Textured walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed bay window to front.

## BEDROOM THREE

10' 11" x 10' 10" (3.33m x 3.31m)  
Textured walls and ceilings with a central light pendant finished with carpeted flooring. Upvc double glazed window to with borrowed light into conservatory.

## BATHROOM

7' 5" x 4' 11" (2.27m x 1.52m)  
Fitted with a three-piece suit comparing bath with electric shower over, WC and wash hand basin. Tiled was with wall paper, polystyrene ceilings and tiled flooring. Upvc double glazed obscure window to side.

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### KITCHEN

5' 10" x 10' 10" (1.80m x 3.32m)

Fitted with a range of base and eye level units with worktops over. Space for free standing cooker, inset sink unit plus drainer. Space for integral under counter fridge/freezer. Tiled walls with textured ceilings, strip lighting and tiled flooring. Upvc double glazed doors to side with Upvc double glazed obscure window to side.

### LOUNGE

15' 3" x 11' 5" (4.67 max m x 3.48m)

Textured walls and ceilings with a central light pendant finished with carpeted flooring. Door leading to storage cupboard and conservatory

### STORAGE CUPBOARD

3' 6" x 2' 11" (1.08m x 0.89m)

Textured walls and ceilings with tiled flooring. Built in fitted shelving. Upvc double glazed obscure window to side. Radiator and power sockets.

### CONSERVATORY

18' 3" x 9' 0" (5.58m x 2.75m)

Upvc double glazed surround with sliding doors onto the rear garden. Plug sockets and lighting.

### OUTSIDE

Front - driveway to the front provides off road parking. Front garden mostly laid to lawn with a range of plants and shrubs.

Rear - An enclosure private rear garden offering a range of plants, trees and shrubbery with a garden laid to lawn. Patio area ideal for outside furniture and a side gate provide access to drive on the one side and the opposite give access to front garage.

### GARAGE

25' 11" x 8' 5" (7.91m x 2.58m)

Detached garage with standard up and over garage door. Internal side door provides access to garage. Power sockets and lighting. Single glazed window over looking rear garden.



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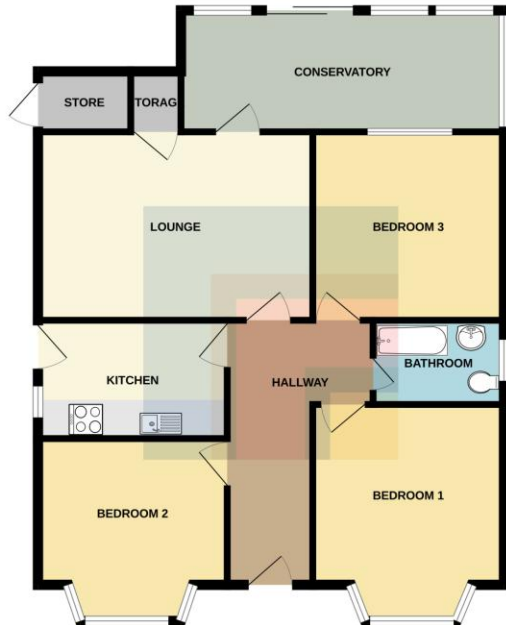


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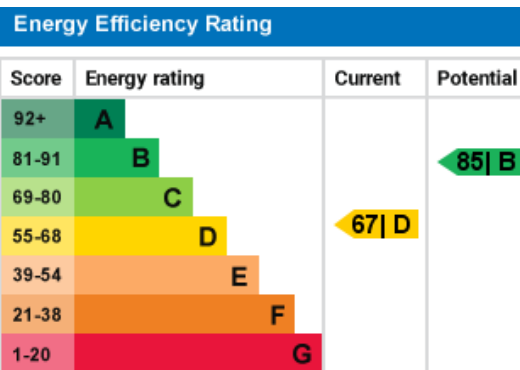


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GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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