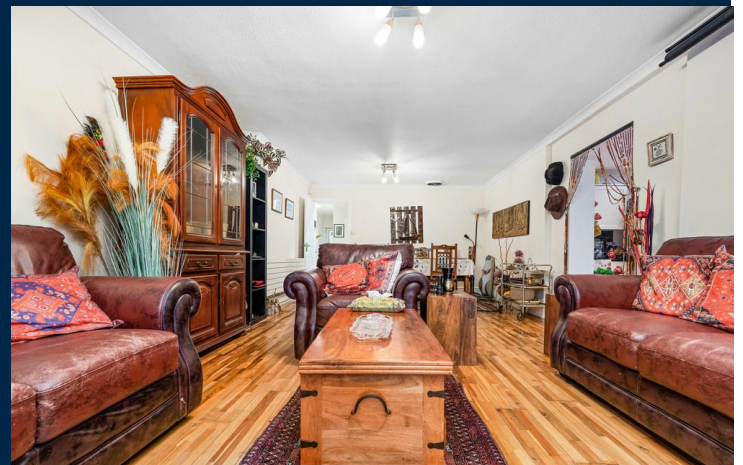




82 HEOL Y DERI  
RHIWBINA  
CARDIFF CF14 6HJ

OFFERS IN REGION OF  
**£597,500**



## DETACHED BUNGALOW



4



4



5



2

A deceptively spacious detached bungalow in the sought after location of Rhiwbina. This property is within walking distance of the village. The accommodation briefly comprises entrance hall, two lounges, 3/4 bedrooms (1 currently used as sitting room) 4 ensuites and cloakroom. Outside there is a very good size garden to rear and in and out driveway to front and garage. Viewing recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,002 SQ FT**

**VIEWING: 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 HALLWAY

Entered via open storm porch to front door. Upvc double glazed door with decorative leaded panels. Coved ceiling. Ceramic tiled floor. Stairs rising to first floor with understairs storage cupboard with cloak hanging. Storage cupboard housing Baxi boiler and shelving. Sun tunnel. Two radiators.

#### FRONT LOUNGE

16' 9" into bay x 14' 8" (5.12m x 4.48m)  
Upvc double glazed bay window to front. Upvc double glazed window to side. Coved ceiling. Solid oak flooring. Deep skirting boards. Radiator.

#### BEDROOM ONE

12' 2" into bay x 12' 0" (3.73m x 3.67m)  
Upvc double glazed window to front. Coved ceiling. Door to :-

#### ENSUITE

Ceramic tiled walls and flooring. Three piece suite comprising inset wash hand basin with cupboards to side and below, low level wc and walk in shower cubicle with rain

shower head over and hand held shower. Heated chrome towel rail. Extractor fan.

#### BEDROOM TWO

12' 6" x 11' 2" (3.83m x 3.41m)  
Upvc double glazed patio doors leading to garden and decking area. Radiator. Door to :-

#### ENSUITE

Upvc obscure double glazed window to side. Down lighters to ceiling. Ceramic tiled walls and flooring. Walk in shower cubicle, low level wc and large inset wash hand basin with drawer unit below. Extractor fan.

#### REAR LOUNGE

21' 4" x 12' 6" (6.51m x 3.82m)  
Upvc double glazed patio doors to rear garden. Coved ceiling. Solid oak flooring. Radiator. Opening to kitchen.

#### KITCHEN

19' 0" x 12' 2" (5.80m x 3.71m)  
Down lighters to ceiling. Skylight. Three pendant hanging lights. Range of fitted cream kitchen units with granite worksurfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Recess for Range cooker with stainless steel splash back and extractor fan over. Central work island with granite work surface. Room for American fridge freezer. Plumbing for dishwasher. Wall mounted display cabinet. Radiator.

#### OFFICE/STUDY

16' 2" x 12' 1" (4.95m x 3.69m)  
Upvc double glazed window to rear and upvc Bi-Folding doors to rear garden. Downlighters to ceiling. Ceramic tiled floor. Wall mounted radiator.

#### BEDROOM THREE

14' 5" x 10' 2" (4.40m x 3.11m)  
Coved ceiling. Radiator. Door to :-

#### ENSUITE

Upvc obscure double glazed window to side. Down lighters to ceiling. Three piece suite comprising walk in shower cubicle, low level wc and wash hand basin. Radiator



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## REAR HALLWAY

Storage cupboard with base unit and shelving. Cupboard housing water meter. Radiator.

## CLOAKROOM

Sky light to ceiling with extractor fan. Mozaic tiled floor. Ceramic tiled walls. Low level wc and pedestal wash hand basin. Door to :-

## GARAGE

Accessed via up and over door. Glazed screen to side. Power and lighting.

## FIRST FLOOR

### LOFT ROOM

16' 7" maximum x 15' 6" maximum (5.07m x 4.73m)  
L shaped bedroom. Velux window to ceiling. Under eaves storage space. Radiator. Door to :-

### ENSUITE

Walk in tiled shower cubicle. Pedestal wash hand basin. Low level wc. Extractor fan. Radiator.

### OUTSIDE

FRONT GARDEN - Enclosed with in/out blocked driveway with parking for several cars. Wrought iron gate to side and rear.

REAR GARDEN - Enclosed garden laid to lawn with decked area. Mature shrubs and flower borders. Pond.



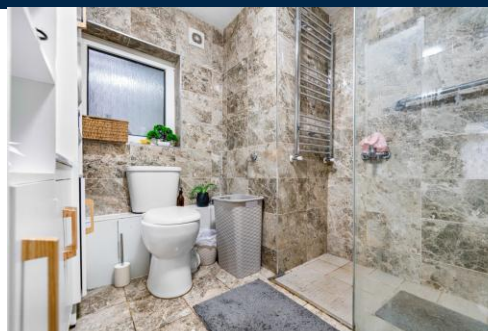


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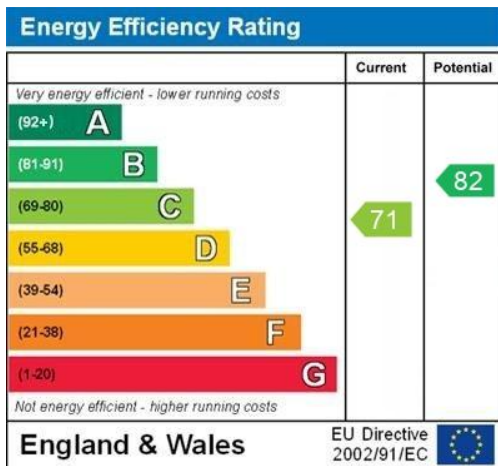
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GROUND FLOOR  
1940 sq.ft. (180.3 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 2322 sq.ft. (215.7 sq.m.) approx.  
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 for any prospective purchase. 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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