



33 Heol Uchaf

Cardiff, CF14 6SQ

Price £375,000

HARRIS & BIRT



A three semi-detached bedroom property within the well regarded area of Rhiwbina, Cardiff. The property briefly comprises; entrance porch, entrance hall, living room, family room and kitchen to ground floor. It has two double bedrooms, one single bedroom and a family bathroom to the first floor. The property is set back from the road by an easy to maintain front garden and a double length driveway, and a private rear garden mainly laid to lawn with a small area of patio slabs. The property also benefits from a single garage which has power and light.

The property is situated within Rhiwbina, which is North of Cardiff, it has an abundance of amenities. The property is short walk from a local convenience store containing a post office, a cafe and local playing fields. The property is a short drive away from Parc Ty Glas industrial estate and Llanishen and Lisvane reservoirs. Rhiwbina train station is a short drive away which provide easy links into the city centre. The property is within a short drive of the City Centre and the M4 corridor. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



Accommodation

Ground Floor

Entrance Porch

The property is entered via UPVC front door with opaque glazed vision panels into single brick entrance hall. Part tiled walls. Terracotta tiled floor. Doorway through into;

Entrance Hall 6'1" x 14'5" (1.85m x 4.39m)

Papered walls and textured ceiling. Carpet flooring. Pendant ceiling light. Radiator. Doorways through into all first floor rooms. Straight staircase leads up to first floor landing.

Living Room 13'2" x 12'7" (4.01m x 3.84m)

Large UPVC double glazed windows to front elevation. Skimmed walls and textured ceiling. Wood blocked flooring. Radiator. Pendant ceiling light. Electric fireplace with a wooden surround, marble splashback and matching hearth.

Family Room 12'1" x 13'1" (3.68m x 3.99m)

Large UPVC double glazed windows to rear elevation. Skimmed walls and textured ceiling. Wood blocked flooring. Radiator. Pendant ceiling light. Electric fireplace with a wooden surround, slate effect splashback and matching hearth.

Kitchen 7'1" x 19'11" (2.16m x 6.07m)

Range of wall and base units in a wood effect sat under and over a black marble effect work surface. Gas 5 ring Countrychef double oven with warming tray with extractor fan over. Space for freestanding fridge freezer. Space and plumbing for washing machine. Tiled splashbacks with further skimmed walls and

textured ceiling. Tile effect flooring. Pendant ceiling light. UPVC double glazed windows to either side of property allowing plenty of natural light. UPVC double glazed pedestrian door leads to rear garden.

First Floor

Landing 4'7" x 9'7" (1.40m x 2.92m)

Straight staircase leads up from entrance hall to open landing. Papered walls and textured ceiling. Access to loft via hatch. Pendant ceiling light. Doorways through to all first floor rooms.

Bedroom One 13'2" x 13'1" (4.01m x 3.99m)

Large UPVC double glazed window to rear elevation. Papered walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light. Storage cupboards housing boiler.

Bedroom Two 11'1" x 12'8" (3.38m x 3.86m)

Large UPVC double glazed window to front elevation. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light.

Bathroom 8'3" x 7'1" (2.51m x 2.16m)

Three piece suite in white comprising panelled bath unit with hot and cold mixer tap and Triton electric shower, pedestal wash hand basin and low level WC. Fully tiled walls and floor. UPVC double glazed opaque window to side elevation. Radiator. Spotlights.

Bedroom Three 8'1" x 8'8" (2.46m x 2.64m)

UPVC double glazed window to front elevation. Skimmed walls and textured ceiling. Carpet flooring. Radiator. Pendant ceiling light.

Outside

The property is set back from the road via a double driveway and a small area of lawned grass. To the rear garden the garden is separated via an area of patio slabs ideal for outdoor dining with steps leading up to a flat area of lawn. Easy to maintain garden kept private via brick built wall and close boarded fencing to rear and sides.

Services

Mains connected gas, electricity, water and drainage.

Directions

From our offices at 359 Caerphilly Road, Cardiff, continue on Caerphilly Road for a mile and then turn left onto Heol Llanishen Fach. After half a mile turn right onto Heol Uchaf. Number 33 is on your right hand side.







GROSS INTERNAL AREA
 FLOOR 1: 626 sq ft, FLOOR 2: 538 sq ft
 TOTAL: 1164 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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