



**Heol Erwin, Rhiwbina, CARDIFF CF14 6QR**



**welcome to**

**Heol Erwin, CARDIFF**

Impressive four bedroom semi-detached property set in this very convenient corner plot in Rhiwbina offering brilliant & versatile accommodation including three reception rooms, fitted kitchen & breakfast integral garage offering options for development, shower room and utility room downstairs.



### Entrance Porch

Ceramic tile flooring, upvc door to reception hall.

### Reception Hall

Coved ceiling, storage cupboard, radiator, telephone point, stairs to first floor, doors to living room, kitchen and dining room .

### Dining Room

13' 9" x 12' 5" ( 4.19m x 3.78m )

Coved ceiling, radiator, double glazed window to front, lift.

### Living Room

23' 4" x 12' 8" ( 7.11m x 3.86m )

Coved ceiling, double glazed window to front and rear, two radiators, TV point & telephone point .

### Fitted Kitchen & Breakfast

17' 5" x 10' ( 5.31m x 3.05m )

Fitted with wall and base units , pantry cupboard, one and a half sink and drainer, integral double oven, plumbing for dishwasher, double glazed window to rear, radiator, door to utility room.

### Utility Room

10' 1" x 6' 6" ( 3.07m x 1.98m )

Plumbing for washing machine, space for further appliances, two fitted cupboard, upvc door into the rear garden, door to integral garage

### Integral Garage

16' 8" x 17' ( 5.08m x 5.18m )

Remote control door, shelvings, power and light, ceramic flooring, door to garden room.

### Garden Room

20' 4" Max x 10' 5" ( 6.20m Max x 3.17m )

Rear inner hall leading to garden room and shower room, double glazed window to both side and rear, radiator, double glazed french door into rear garden, TV point.

### Shower Room

7' 6" x 5' 2" ( 2.29m x 1.57m )

Shower tray, accessible toilet , wash hand basin, bidet, ceramic tile flooring, obscured double glazed window to rear, radiator.

### Landing

Split level landing with a wing to the main bedroom and another to the other bedroom and family bathroom.

### Main Bedroom

15' 6" x 11' 6" ( 4.72m x 3.51m )

Double glazed window to front, a range of fitted wardrobes, radiator, TV point, lift platform, door to ensuite.

### Ensuite

13' 8" x 6' 9" ( 4.17m x 2.06m )

Double shower cubicle, accessible toilet, wash hand basin with vanity unit, bidet, airing cupboard housing tank, built-in cupboard, heated towel rail, obscured double glazed window to rear.

### Bedroom Two

12' 5" x 11' 8" ( 3.78m x 3.56m )

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three

10' 5" x 11' 8" ( 3.17m x 3.56m )

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom Four

8' 9" x 8' 5" ( 2.67m x 2.57m )

Double glazed window to front, radiator, shelvings

### Family Bathroom

8' 9" x 7' ( 2.67m x 2.13m )

Obscured double glazed window to rear, corner bath with shower above, wash hand basin with vanity cabinet, wc, bidet, heated towel rail, tiled wall .

### Front Garden

Mostly enclosed with a low level wall, a selection of shrubs, paved drive for several vehicles leading to the garage .

### Rear Garden

Enclosed with wall and fencing, mostly paved, laid to lawn with a selection of shrubs, climbers and tree, circular garden pond, raised bed, outside tap, gate to drive and garage

### Drive & Garage

Drive for a couple of cars leading to tandem garage with remote control door with power and light storage in roof space and shelvings, pit, two windows to side



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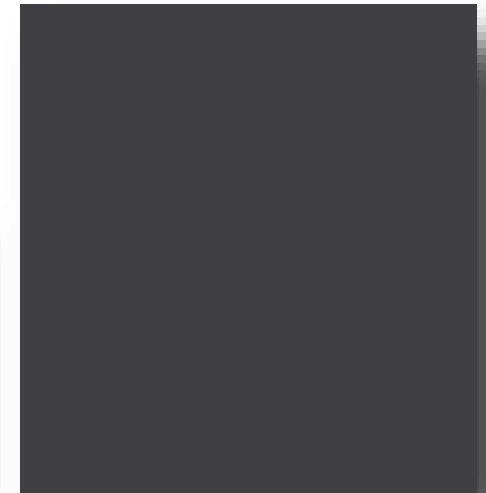


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## **Heol Erwin, CARDIFF**

- Larger than average extended four bedroom semi-detached home
- Two generous reception rooms, Family fitted kitchen/breakfast room, utility room, cloakroom/shower room.
- Internal double garage, Excellent size garden room, off road parking to front for several vehicles
- Ensuite to the main bedroom and lift facilities
- Attractive mature garden to rear with additional drive and a double tandem garage

Tenure: Freehold EPC Rating: C



Please note the marker reflects the postcode not the actual property

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