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SALES & LETTINGS



Heol Nant Castan Rhiwbina  
Cardiff CF14 6RP

Asking Price of £360,000  
Freehold



# Heol Nant Castan Rhiwbina

## Cardiff, CF14 6RP

### Overview

- Extended Semi-Detached Bungalow
- Sitting Room
- Kitchen Breakfast Room
- Master with Dressing Room & Ensuite
- Two Further Double Bedrooms
- Shower Room
- Driveway
- Excellent Condition Throughout
- Central Heating & Double Glazing

Situated in a prime location in the heart of Rhiwbina, Cardiff. MR Homes have been instructed to offer the open market this extended semi-detached bungalow in immaculate condition throughout.

Locally there are two highly regarded primary schools, open parkland to enjoy and the village is within easy walking distance. The accommodation consists of an entrance hallway, sitting room, fitted kitchen, dining room, master bedroom with dressing room and ensuite bathroom, two further double bedrooms and a further shower room.

Outside of the property, further benefits are a private enclosed rear garden with a large brick built storage shed, and a driveway for several cars. This is a super home in a popular location and will appeal to a range of buyers. Secure your viewing by calling MR Homes on 02920 204 555.

EPC Rating = D. Council Tax Band = E.

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MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Entrance Hallway**

19' 4" x 2' 11" (5.9m x 0.9m)

A double glazed door with obscured glass panels welcomes you into the residence. Original parquet flooring, wall mounted radiator, storage cupboard, power points

**Bedroom Two**

11' 10" x 31' 6" (3.60m x 9.6m)

Double glazed window to front, continuation of parquet flooring, wall mounted radiator, power points

**Sitting Room**

15' 1" x 10' 10" (4.60m x 3.30m)

Double glazed picture window to front. Feature electric fireplace with marble hearth and wooden mantle, continuation of parquet flooring, wall mounted radiator, power points

**Bedroom Three**

9' 10" x 8' 2" (3.0m x 2.50m)

Double glazed window to side, continuation of parquet flooring, wall mounted radiator, power points

**Master Bedroom**

11' 6" x 10' 10" (3.50m x 3.30m)

A range of built in wardrobes, continuation of parquet flooring, wall mounted radiator, power points, open plan to

**Dressing Room**

11' 1" x 7' 6" (3.39m x 2.29m)

Double glazed Velux sky light, under floor heating, wood laminate flooring, power points, double glazed door to garden

**En-suite**

4' 7" x 3' 10" (1.40m x 1.18m)

Obscured double glazed window to rear. Walk in shower cubicle with mains fed power shower, vanity hand wash basin with storage under, low level flush WC, fully tiled

**Shower Room**

5' 7" x 6' 5" (1.71m x 1.95m)

Obscured double glazed window to rear. A suite to include a walk in shower cubicle with mains fed power shower, low level flush WC, inset sink with tiled area and storage under, fully tiled

**Kitchen**

9' 10" x 8' 2" (3.0m x 2.50m)

Double glazed window to side. A range of matching wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Space for cooker, washing machine, dish washer and fridge freezer. Stainless steel NEFF extractor fan, tiled floor, power points, open plan to

**Dining Room**

14' 1" x 10' 2" (4.30m x 3.10m)

Dual aspect double glazed windows to side and rear, wall mounted radiator, wood laminate flooring, power points, double glazed door leads into the side return and garden

**Rear Garden**

The rear garden can be accessed from either the dining room or dressing room directly on to the spacious raised patio area. Steps lead down to the main garden with its range of shrubs and fruit trees.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF WEST

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## FAIRWATER

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## GRANGETOWN

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