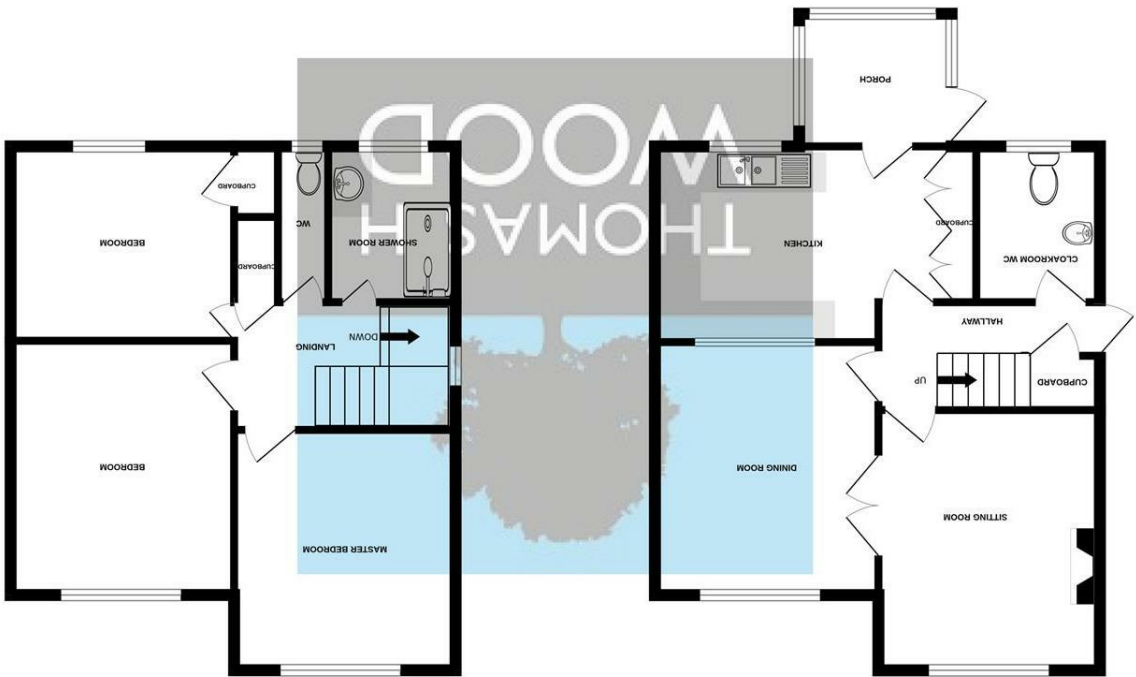


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other fittings are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 101.9 sq.m. (1097 sq.ft.) approx.

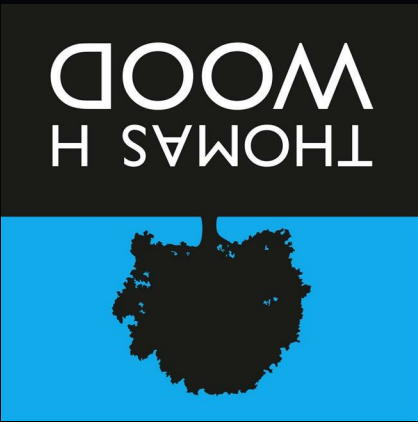


GROUND FLOOR (571 sq.ft.) approx.

1ST FLOOR (48.9 sq.m. (526 sq.ft.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	70
Potential	83

Energy Efficiency Rating



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71 Heol Llanishen Fach,
Rhiwbina, Cardiff
CF14 6LB

Asking Price £400,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1097.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - B83

A rare and wonderful opportunity to purchase this much loved family home on Heol Llanishen Fach. One family has owned and resided in the home for 50 years; it is now offered for sale with NO ONWARD CHAIN. The property has been very well maintained over the years but would now benefit from some modernisation. This ideal family home has excellent potential to extend to the rear and convert the sizeable loft space into a fourth bedroom. (Subject to the relevant permissions) This well-proportioned house briefly comprises; entrance hallway, cloakroom WC, sitting room, dining room and kitchen. To the first floor, there are three excellent bedrooms, a modern shower room and separate WC. Delightful front and rear gardens, along with a single garage, complete this lovely home.

LOCATION

Ideally located on Heol Llanishen Fach and within walking distance of the highly regarded primary school and within catchment of Whitchurch High school. The Heol Llanishen Fach parade of shops are moments away, along with the regular bus service to the City Centre. The popular village of Rhiwbina is also a short walk away with its comprehensive, shops, eateries and amenities.

ENTRANCE HALLWAY

Via UPVC front door to spacious entrance hallway. With carpeted floor, papered walls, papered ceiling with coving and radiator with TRV. Useful under stair cupboard. Doors to all rooms.

CLOAKROOM & WC

1.76m x 1.74m (5'9" x 5'8")

Generous space with linoleum flooring, painted walls, tiled ceiling and Radiator with TRV. Wash hand basin vanity unit, low level WC and UPVC window to rear. Ample space for coats and shoes.

SITTING ROOM

3.34m x 4.16m (10'11" x 13'7")

Overlooking the front aspect with carpeted floor, papered walls and papered ceiling with coving. Feature gas fire with marble surround and hearth, radiator with TRV and glazed sliding doors to;

DINING ROOM

3.33m x 3.86m (10'11" x 12'7")

Overlooking the front aspect with carpeted floor, papered walls and papered ceiling with coving. Fitted shelving and cupboard to alcoves. UPVC window and radiator with TRV.

KITCHEN

4.34m x 2.78m (14'2" x 9'1")

A range of base units and contrasting work surfaces. Two bowl stainless sink, space for cooker, washing machine and fridge freezer. Fitted pantry cupboard along one side. Partially tiled floors and linoleum flooring. Door to;

REAR PORCH

1.87m x 2.15m (6'1" x 7'0")

A Versatile space that has operated as a rear porch. This would lend itself as a utility room or small garden room due to its UPVC structure.

LANDING

Via carpeted staircase, leading to spacious landing. Doors to all rooms. Useful storage cupboard. Loft access.

BEDROOM ONE

3.33m x 4.16m (10'11" x 13'7")

Overlooking the front aspect, with carpeted floor, painted walls, papered ceiling and UPVC window. Fitted wardrobes and radiator with TRV.

BEDROOM TWO

3.32m x 3.85m (10'10" x 12'7")

Overlooking the front aspect, with carpeted floor, painted walls, textured ceiling and UPVC window. Fitted wardrobes along one side and radiator with TRV.

BEDROOM THREE

3.34m x 2.89m (10'11" x 9'5")

overlooking the rear aspect with delightful views across Rhiwbina. With carpeted floor, painted walls, smooth ceiling and UPVC window. Fitted cupboard housing, a modern Worcester combination boiler and further cupboard. Radiator with TRV

SHOWER ROOM

1.85m x 1.72m (6'0" x 5'7")

A modern shower room with wash hand basin vanity unit and chrome mixer tap. Shower enclosure with glazed sliding door. Electric shower and fully tiled enclosure. Towel radiator and UPVC window to rear.

W.C.

0.87m x 1.72m (2'10" x 5'7")

A separate WC adjacent to the shower room. With low level WC and UPVC window to the rear.

OUTSIDE

FRONT

With mature plants and shrubs. Blocked paved driveway with space for two cars. Continuation of driveway to main entrance, side gate to rear garden and single garage with up and over door.

REAR

A mature and well stocked garden. A sunny, northwest garden benefiting from privacy and the last of the daily sun. Access to single garage with power and lighting. Garden shed to remain.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band F



