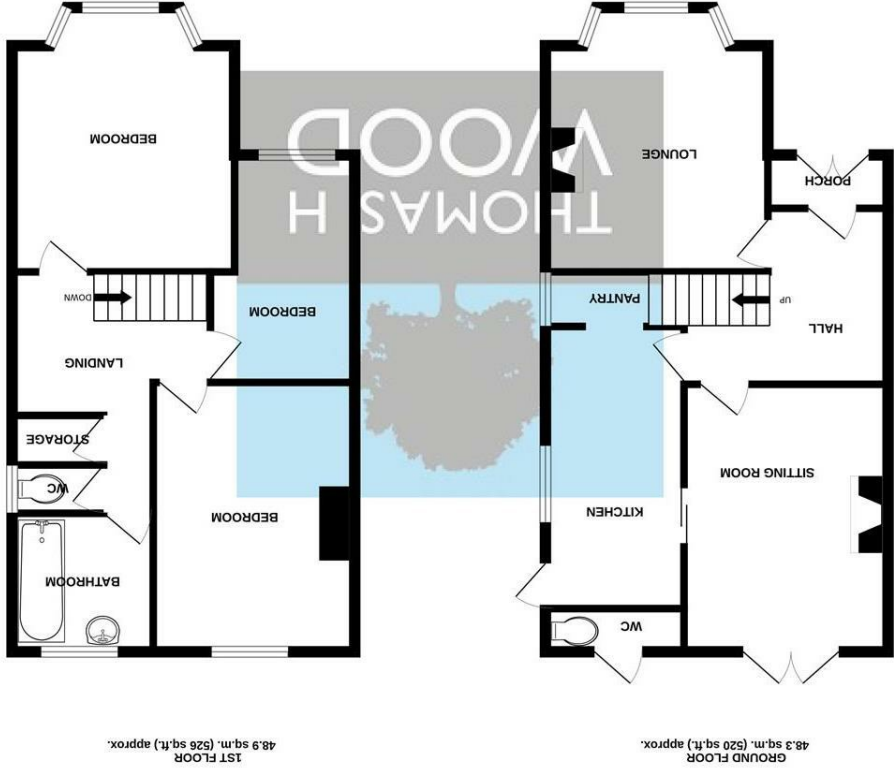


3 BEDROOM SEMI DETACHED  
 TOTAL FLOOR AREA : 97.1 sqm. (1046 sq.ft.) approx.  
 Measurements taken from the centre of the building. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or misstatement. This plan is a preliminary plan and is not intended to be used for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is given. Made with Intertek 02024



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

GROUND FLOOR  
 48.3 sqm. (520 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
81	60
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	
EU Directive 2002/91/EC England & Wales	



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6 Mavis Grove,  
Rhiwbina, Cardiff  
CF14 4SA

£387,500  
House - Semi-Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 1046.00 sq ft

Current EPC Rating - D60

Potential EPC Rating - B81

A three bed semi detached family home ideally located on Mavis Grove in Rhiwbina. The current owner has resided at the property since 1968 and is offered for sale with no onward chain. The property offers superb potential and generous accommodation throughout. The property briefly comprises; storm porch to hallway, two reception rooms and kitchen to the ground floor. To the first floor, there are three good size bedrooms, bathroom and separate WC. The property benefits from driveway, single garage and enclosed rear garden. Within walking distance to Rhiwbina village and the highly regarded primary and secondary schools.

#### HALLWAY

Via storm porch to hallway with carpeted floors, papered walls and textured ceiling with coving. Stairs rising to the 1st floor and doors to all rooms.

#### LOUNGE

3.53m x 4.34m (11'6" x 14'2")  
Carpeted floors, papered walls and textured ceiling with coving. Feature gas fire, UPVC bay window to front and radiator panel.

#### SITTING ROOM

3.20m x 4.08m (10'5" x 13'4")  
Carpeted floors, papered walls and textured ceiling with coving. Feature gas fire, UPVC doors to rear and radiator panel.

#### KITCHEN

2.13m x 5.20m (6'11" x 17'0")  
A range of wall and base units and contrasting work surfaces over. 1 1/2 bowl sink, space for cooker, fridge freezer, dishwasher and washing machine. UPVC windows and doors to side aspect. Tiled floors and walls. Walk in pantry.

#### LANDING

Via carpeted stairs to landing. Doors to all rooms. Loft hatch access. Cupboard.

#### BEDROOM ONE

3.53m x 4.33m (11'6" x 14'2")  
Overlooking the front aspect of the property with carpeted floor, papered walls and papered ceiling. Fitted wardrobes along one side, deep UPVC bay window to front and radiator panel.

#### BEDROOM TWO

3.21m x 4.07m (10'6" x 13'4")  
Overlooking the rear aspect of the property with carpeted floors, papered walls and papered ceiling. Fitted wardrobes along one side, UPVC window and radiator panel.

#### BEDROOM THREE

1.83m x 3.65m (6'0" x 11'11")  
Overlooking the front aspect of the property with carpeted floor, papered walls and smooth ceiling. Fitted wardrobe, UPVC window and radiator panel.

#### BATHROOM

2.12m x 2.56m (6'11" x 8'4")  
Two piece bathroom with pedestal wash hand basin, panelled bath with shower screen and electric shower over. UPVC window to rear, radiator panel, fully tiled walls and lino flooring.

#### W.C.

1.32m x 0.75m (4'3" x 2'5")  
Low-level WC lino flooring paper walls, smooth ceiling UPVC window to side aspect

#### OUTSIDE

##### FRONT

Imprinted concrete driveway leading to main entrance, single detached garage with up and over door and gate to rear garden.

##### REAR

With patio area and steps leading down to the lawn area. Mature plants and shrubs. UPVC side door to garage

#### TENURE

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

#### COUNCIL TAX

Band



