

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

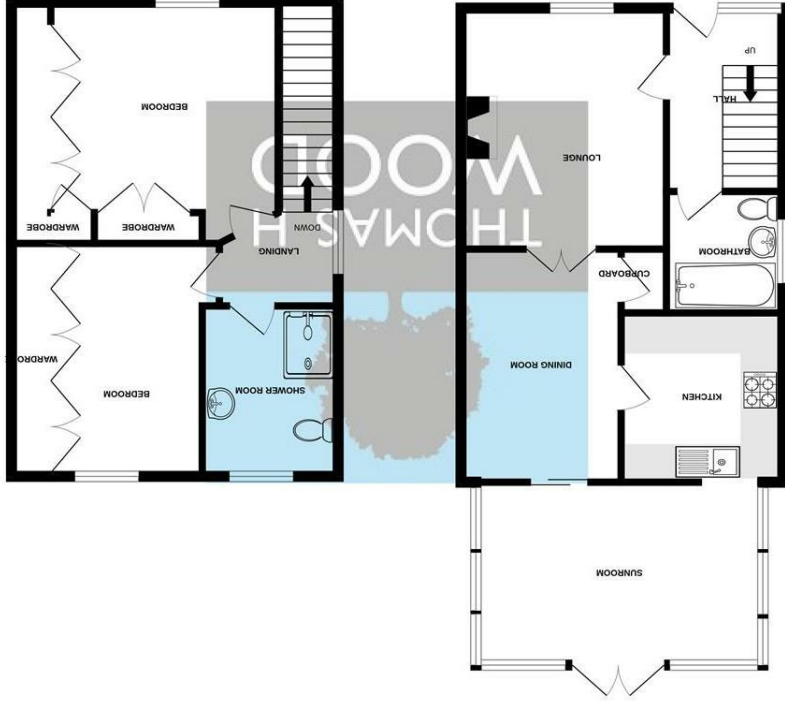
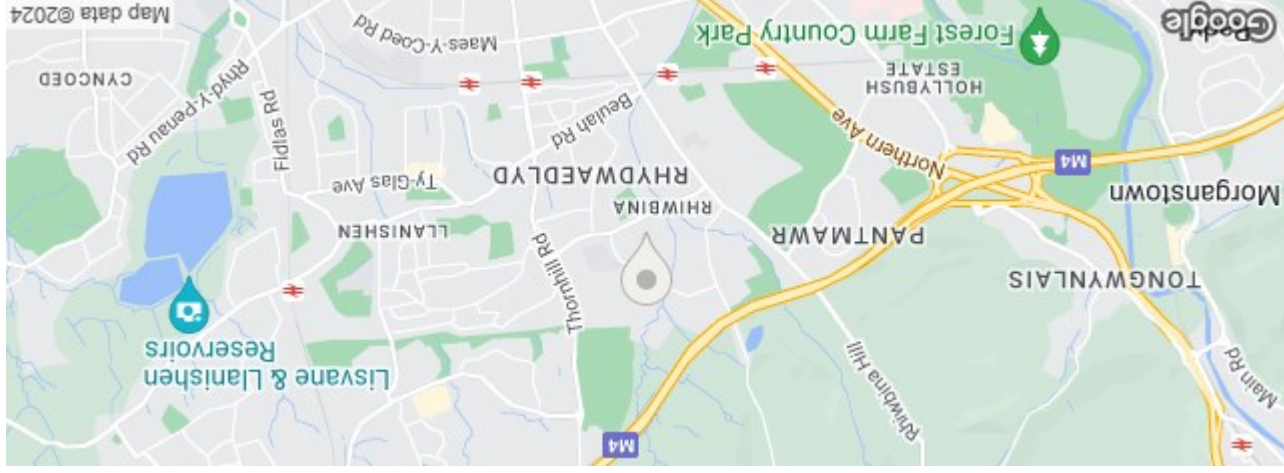
WEBSITE

www.thomashwood.com

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 88 | 65 |
| 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



GROUND FLOOR
54.1 sq.m. (582 sq.ft.) approx.

1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.

2 BEDROOM DORM BUNGALOW
TOTAL FLOOR AREA : 95.3 sq.m. (1028 sq.ft.) approx.

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9 Clos Mabon,
Rhiwbina, Cardiff
CF14 6RN

£450,000
Bungalow - Semi Detached
2 Bedrooms

Tenure - Freehold

Floor Area - sq ft

Current EPC Rating - D65

Potential EPC Rating - B88

A beautifully presented, two double bedroom dorma bungalow ideally located in the quiet cul de sac of Clos Mabon in Rhiwbina. The current owner has maintained the property to a very high standard and benefits from a modern kitchen, two bathrooms, a Baxi combination boiler and a sizeable sunroom to the rear. Within a short walk to Rhiwbina Village and the excellent public transport links. The highly regarded primary and secondary schools are also close by. Off road parking to the front and a delightful rear garden, complete this lovely home.

ENTRANCE

Via UPVC door with glazed side panels. Wood block flooring and under stair storage.

LOUNGE

3.60m x 3.90m (11'9" x 12'9")

Overlooking front aspect with carpeted floor, painted walls, smooth ceiling and vertical radiator with TRV. Inset, feature electric fire. Wall lights. UPVC window with vertical blind.

DINING ROOM

2.86m x 3.80m (9'4" x 12'5")

Carpeted floor, painted walls, smooth ceiling and vertical radiator with TRV. Useful storage cupboard. Sliding doors to sunroom. Door to;

KITCHEN

2.64m x 2.74m (8'7" x 8'11")

A modern high gloss kitchen with a range of wall and base units with contrasting work surfaces. Integrated include gas hob with stainless steel extractor, double oven, fridge/freezer, dishwasher and washing machine. Cupboard housing Baxi combination boiler. Opening to dining room.

SUNROOM

4.51m x 2.98m (14'9" x 9'9")

A bright and spacious sunroom overlooking the rear garden. With laminate flooring, painted walls, vertical radiator and UPVC windows and French doors. Opening to kitchen.

BATHROOM

1.89m x 1.97m (6'2" x 6'5")

A modern bathroom with panelled bath with glazed screen and chrome mixer shower over. Enclosed WC and wash hand basin vanity unit. Smooth ceiling with spotlights and dual fuel, aluminium towel radiator. Obscure UPVC to side aspect. Fully tiled walls and floor.

LANDING

Via carpeted staircase to landing. Loft access, obscure UPVC window to side aspect and doors to all rooms.

BEDROOM ONE

4.70m x 3.91m (15'5" x 12'9")

A generous master bedroom overlooking the front aspect of the property. With carpeted floor, painted walls, smooth ceiling and radiator with TRV. UPVC window with vertical blind. A comprehensive range of fitted wardrobes.

BEDROOM TWO

3.37m x 3.70m (11'0" x 12'1")

A further double bedroom overlooking the rear aspect of the property. With carpeted floor, painted walls, smooth ceiling and radiator with TRV. UPVC window with roller blind. A range of fitted wardrobes along one side.

SHOWER ROOM

2.61m x 2.73m (8'6" x 8'11")

A stunning shower room with double shower enclosure, glazed screen and chrome mixer shower. Wall mounted WC and wash hand basin with chrome tap. Obscure UPVC window to rear. Chrome towel radiator. Fully tiled walls and floor. Smooth ceiling with spotlights.

OUTSIDE

FRONT

A generous driveway with ample off road parking. Artificial grass and well stocked borders. Continuation of driveway to side gate to rear garden.

REAR

A flat and spacious rear garden with patio and artificial lawn areas. Gate to the front and shed.

TENURE

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

COUNCIL TAX

Band F



