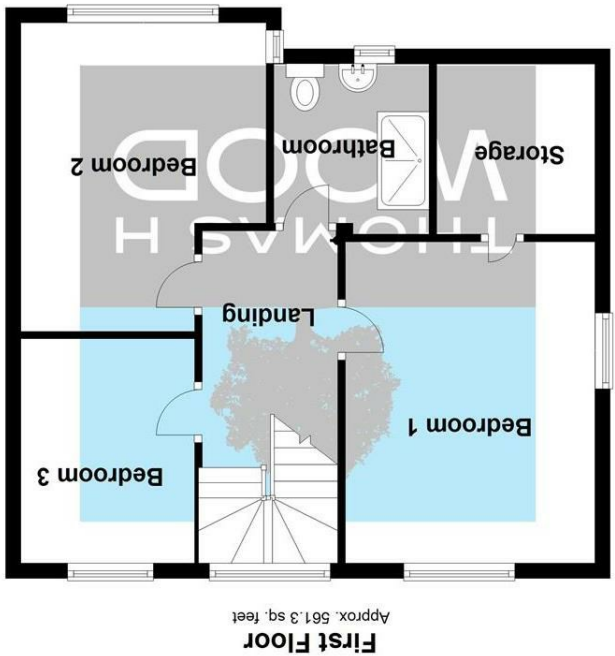
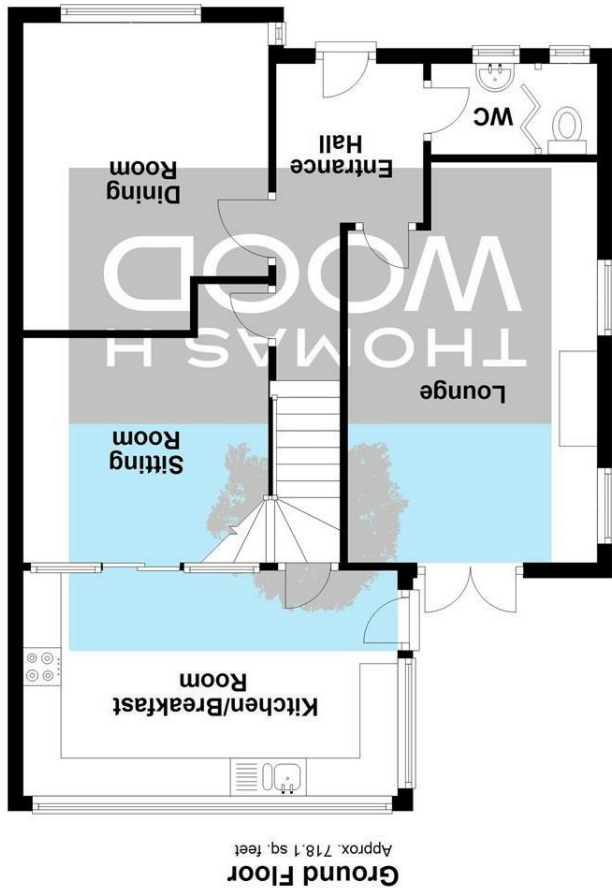
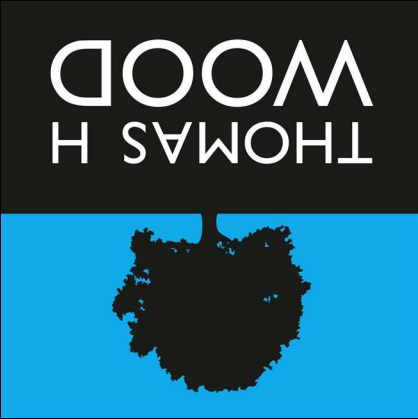


Total area: approx. 1279.4 sq. feet



Energy Efficiency Rating	
Current	Potential
73	84
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



16 Heol y Bryn,
Rhiwbina, Cardiff
CF14 6HY

£595,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1279.40 sq ft

Current EPC Rating - C73

Potential EPC Rating - B84

Thomas H Wood are delighted to present, this wonderful family residence, ideally located on Heol y Bryn in Rhiwbina. Offered for sale for the first time in over 50 years, this much loved family home has been well maintained over the years and offers superb potential to create a modern and well-appointed home on one of Rhiwbina's finest roads. 'Ambleside' proudly sits on a generous plot with a welcoming frontage, ample off road parking, well stocked flower beds and an immaculate lawn. To the rear is a truly magnificent garden with an array of mature trees, plants, flowers and shrubs. The 100ft garden benefits from a sunny aspect and complete privacy and is ideal for young families and garden enthusiasts alike. Within walking distance to Rhiwbina primary school and the vibrant village with it's excellent local amenities and transport links. The accommodation briefly comprises, entrance hallway, cloakroom, three reception rooms and a kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom. Viewings are strongly recommended to appreciate this beautiful home. Sold with no onward chain.

ENTRANCE HALLWAY

via oak hardwood front door to carpeted hallway. Doors to all rooms. Stairs rising to the first floor.

LOUNGE

3.29m x 5.28m (10'9" x 17'3")
A good size principal reception room with carpeted floors, papered walls and papered ceiling with coving. uPVC windows to side aspect, uPVC French doors to patio and rear garden. Feature stone fireplace, wall lights and radiator panel.

DINING ROOM

3.25m x 4.05m (10'7" x 13'3")
Overlooking the front aspect with carpeted floors, papered walls with plate rack and papered ceiling. uPVC window to the front. Radiator panel.

SITTING ROOM

3.23m x 3.70m (10'7" x 12'1")
With carpeted floors, papered walls, papered ceiling and radiator panel. Sliding glazed door to kitchen.

KITCHEN/BREAKFAST ROOM

4.92m x 3.09m (16'1" x 10'1")
Overlooking the rear aspect, with a range of wall and base units and contrasting work surfaces. Space and plumbing for washing machine and fridge freezer. Wrap around uPVC windows showcase the wonderful rear gardens. uPVC door to garden.

CLOAKROOM

2.18m x 1.19m (7'1" x 3'10")
With carpeted floors, papered walls, low-level WC, wall mounted wash hand basin with tiled splashback.

LANDING

Via carpeted staircase with central uPVC window overlooking the rear gardens. Doors to all rooms, loft hatch access.

BEDROOM ONE

3.30m x 3.92m (10'9" x 12'10")
(to wardrobes) Overlooking the stunning rear gardens with carpeted floors, papered walls, papered ceiling and fitted wardrobes along one wall. uPVC windows to side and rear and radiator panel.

BEDROOM TWO

3.22m x 4.06m (10'6" x 13'3")
Overlooking the front aspect to the property with views of the city. With carpeted floor, painted walls and painted ceiling. uPVC window and radiator panel.

BEDROOM THREE

2.38m x 2.96m (7'9" x 9'8")
Overlooking the stunning rear gardens with carpeted floors, papered walls and papered ceiling. Fitted wardrobes along one wall. Airing cupboard housing gas boiler. uPVC window to rear and radiator panel.

SHOWER ROOM

1.79m x 2.08m (5'10" x 6'9")
A modern shower room with shower enclosure with glazed sliding door, and electric shower. Wash hand basin vanity unit, low level WC and radiator panel. Obscure uPVC window to front.

OUTSIDE

FRONT

The most welcoming of front gardens with lawn and well stocked borders. Driveway for two cars and pathway to front door.

REAR

A truly outstanding rear garden with an array of mature trees, plants, flowers and shrubs. Approximately over 100 foot long and benefitting from a sunny orientation and high-level of privacy. Shed and greenhouse to rear. Pathway to side. Original garage. Timber perimeter fencing and gated access to driveway.

TENURE

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

COUNCIL TAX

Band F



