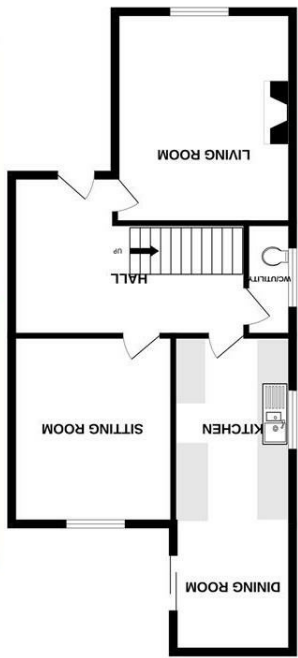


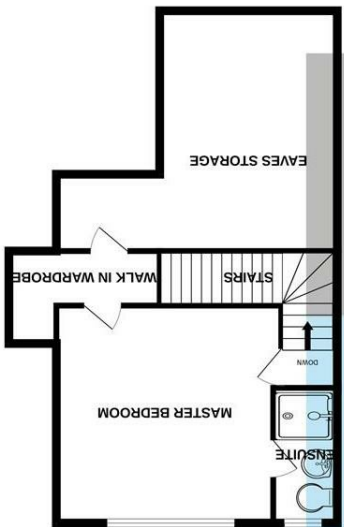
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Energy Efficiency Rating	
Potential	Current
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

EU Directive 2002/91/EC
 England & Wales

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48 Heol Briwnant,
Rhiwbina, Cardiff
CF14 6QH

£500,000
House - Semi-Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1225.00 sq ft

Current EPC Rating - D61

Potential EPC Rating - C79

Thomas H Wood is pleased to present this 4 bedroom semi-detached family residence, situated on Heol Briwnant in Rhiwbina. Occupying a south facing plot and within walking distance to Rhiwbina Village. This exceptionally well-maintained family home offers spacious and modern living throughout and is within catchment to the highly regarded primary and secondary schools. The location is well served by the excellent public transport links, easy access to the M4, A470 and Cardiff City Centre. The property briefly comprises; spacious entrance hallway, lounge, sitting room, kitchen/diner and utility/WC. To the first floor, there are three excellent bedrooms and a family bathroom. To the second floor, there is a very generous master bedroom with walk in wardrobe and ensuite. Off road parking, a single garage with power and a south facing garden complete this wonderful home. Viewings are highly recommended.

HALLWAY

4.5m x 3.28m (14'9" x 10'9")

A spacious entrance hallway, with wood block flooring and radiator panel. Ample space for shoes and coats and freestanding storage if desired. Stairs rising to the first floor and doors to all rooms.

LOUNGE

3.65m x 4.30m (11'11" x 14'1")

Overlooking the front aspect, wood block flooring, painted walls with wall lights, coved ceiling and feature electric fireplace. UPVC window with wooden shutters and radiator panel.

SITTING ROOM

3.33m x 3.77m (10'11" x 12'4")

Overlooking the rear aspect with carpeted floor, painted feature wall, coved ceiling, UPVC window with fitted blinds and radiator panel.

KITCHEN/DINER

2.62m x 6.08m (8'7" x 19'11")

With a range of matching base and wall units with quartz work surfaces over, quartz up stands and inset stainless steel sink. Integrated dishwasher, space for range cooker and space for fridge freezer. UPVC window to side aspect and tiled flooring. Open plan with excellent dining area with double glazed doors to patio.

UTILITY/WC

WC and wash hand basin vanity unit. Space and plumbing for washing machine. Conventional boiler, laminate flooring and obscure UPVC window to side.

FIRST FLOOR

Via carpeted staircase to wide landing. Doors to all rooms and stairs to second floor.

BEDROOM ONE

3.63m x 4.30m (11'10" x 14'1")

A generous double bedroom, with carpeted floor, painted walls, UPVC to front aspect and radiator panel.

BEDROOM TWO

3.335m x 3.78m (10'11" x 12'4")

Another generous double room with carpeted floor, painted walls, fitted wardrobes, UPVC to rear aspect and radiator panel.

BEDROOM THREE

2.16m x 4.04m (7'1" x 13'3")

A further excellent size bedroom with carpeted floor, painted walls, UPVC to front aspect and radiator panel.

FAMILY BATHROOM

2.41m x 1.95m (7'10" x 6'4")

Double glazed frosted window to rear aspect, double panelled radiator, tiled floor, part tiled walls, 'P' shapes bath with power shower over, large wash hand basin.

SEPARATE W.C.

0.85m x 1.73m (2'9" x 5'8")

Low level WC, double glazed frosted window, tiled floor, light, double panelled radiator.

SECOND FLOOR

Via carpeted staircase.

MASTER BEDROOM

3.66m x 3.59m (12'0" x 11'9")

A fantastic master bedroom with expansive views across Cardiff. Ample space for king size bed and furniture. With carpeted floor and painted walls. UPVC window to rear.

WALK IN WARDROBE

2.12m x 1.28m (6'11" x 4'2")

Carpeted floor further under eaves storage painted walls

ENSUITE

1.39m x 2.66m (4'6" x 8'8")

A modern suite, wash hand basin vanity unit, back to wall WC, double walk in shower cubicle with power shower, quality ceramic tiling to walls and floor.

OUTSIDE

FRONT

Driveway with ample parking. Lawned garden with mature plants and shrubs.

REAR

A delightful, south facing garden with patio and lawn areas. Single garage with power and lighting.

TENURE

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

COUNCIL TAX

Band F



