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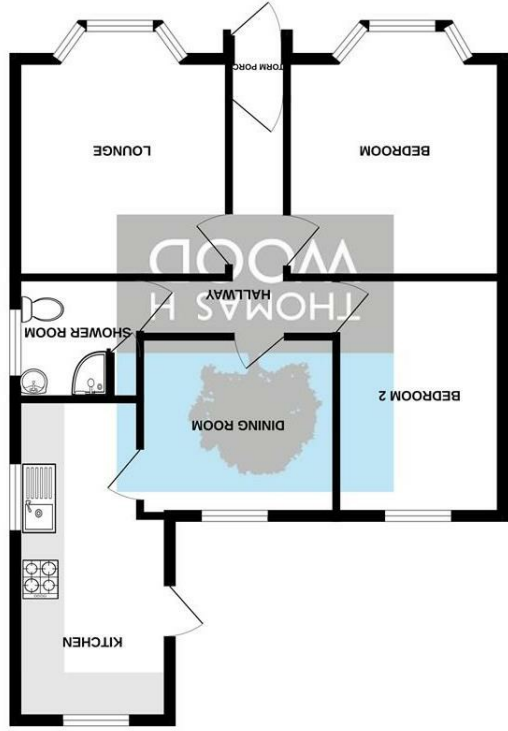
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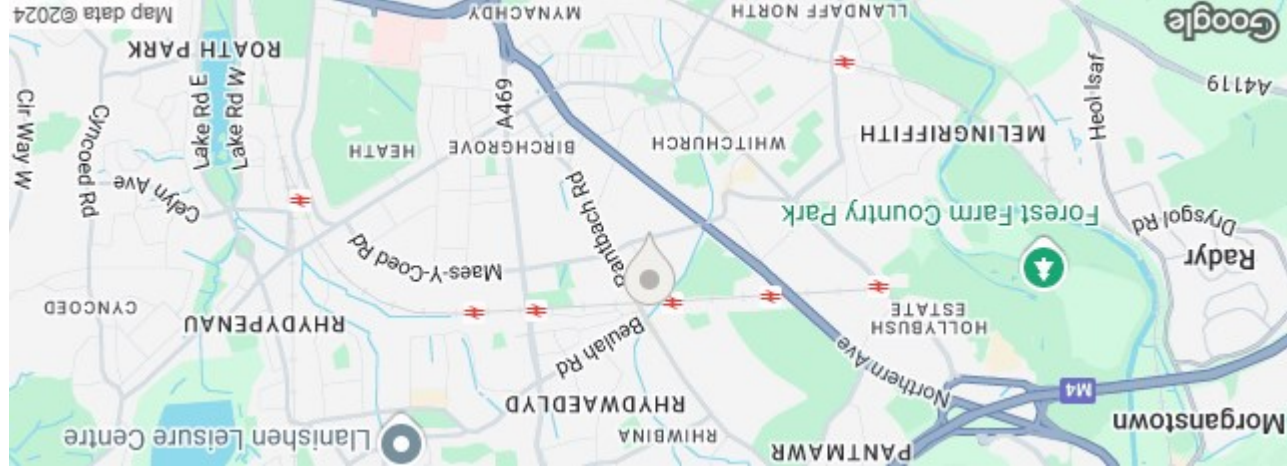
www.thomashwood.com

Energy Efficiency Rating	
Current	Potential
63	83
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



GROUND FLOOR  
60.6 sq.m. (652 sq.ft.) approx.

Measurements have been taken to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is intended to provide a guide only and does not constitute a contract or agreement. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or condition.





50 Tyn-Y-Parc Road,  
Rhiwbina, Cardiff  
CF14 6BP

Asking Price £385,000  
Bungalow - Semi Detached  
2 Bedrooms

Tenure - Freehold

Floor Area - 652.00 sq ft

Current EPC Rating - D63

Potential EPC Rating - B83

A cherished two-bedroom semi-detached bungalow ideally located on Tyn Y Parc Road in Whitchurch. This much loved family home needs some updating but has superb potential to extend and modernise if desired. Within walking distance to the villages of Whitchurch and Rhiwbina, the excellent public transport links and the highly regarded primary and secondary schools. Viewings are recommended to appreciate the potential and offered for sale with no onward chain. The property briefly comprises; entrance hall, lounge, dining room, kitchen, shower room, and two spacious double bedrooms. Furthermore, the bungalow benefits from a private driveway, a detached garage, and a rear garden that enjoys a sunny aspect.

#### ENTRANCE

Accessed through a double-glazed French door leading into the porch, which opens into the main hallway.

#### HALLWAY

With a built-in cupboard housing the meters. Radiator. Loft access hatch.

#### LOUNGE

4.06m x 3.58m (13'3" x 11'8")

A bright and airy reception room with a double-glazed PVC bay window to the front. Features include a gas fireplace, radiator, picture rail, coved ceiling, and wall lights. Wood block floor under the carpet.

#### BEDROOM ONE

4.06m x 3.56m (13'3" x 11'8")

A spacious main bedroom with a double-glazed PVC bay window to the front. Includes fitted wardrobes and a dressing table, radiator, picture rail, and coved ceiling. Wood block floor under the carpet.

#### BEDROOM TWO

3.76m x 2.72m (12'4" x 8'11")

Double-glazed window overlooking the rear garden. Radiator and picture rail.

#### SHOWER ROOM

1.68m x 2.29m (5'6" x 7'6")

Featuring a corner shower, WC, and wash hand basin with vanity storage. Includes an extractor fan, radiator, airing cupboard, and part-tiled walls. Double-glazed obscure window to the side aspect.

#### DINING ROOM

3.38m x 3.07m (11'1" x 10'0")

Double-glazed window to the rear, the dining room offers direct access to the kitchen. Features include a radiator and picture rail.

#### KITCHEN

5.56m x 2.51m (18'2" x 8'2")

A spacious kitchen with fitted with wall and base units, worktops, and under-cabinet lighting. Includes a one-bowl stainless steel sink with mixer tap, space for a gas cooker, and plumbing for additional appliances. Worcester gas combination boiler. Double-glazed windows to the side and rear. Vinyl flooring and a door leading to the rear garden.

#### OUTSIDE

##### FRONT

Off-street parking for 2-3 vehicles. Lawn area with mature shrubs and hedges. Side gate leading to the rear garden.

##### REAR

A sunny, private garden mainly laid to lawn, featuring a paved patio area perfect for outdoor seating, with mature shrubs, flowers, and fruit trees. A side gate allows access to the front. The garden includes an outdoor cold water tap, storm porch, and exterior lighting.

#### GARAGE

Detached garage with an up-and-over manual door. The garage is partially divided and includes a natural light window, along with two doors providing access to the garden.

#### TENURE

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

#### COUNCIL TAX

Band E



