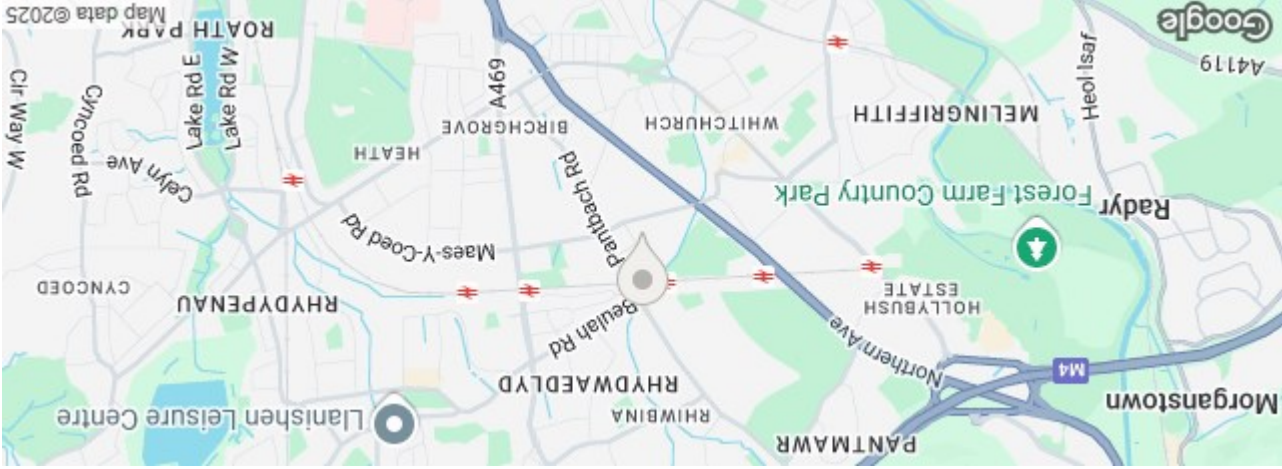
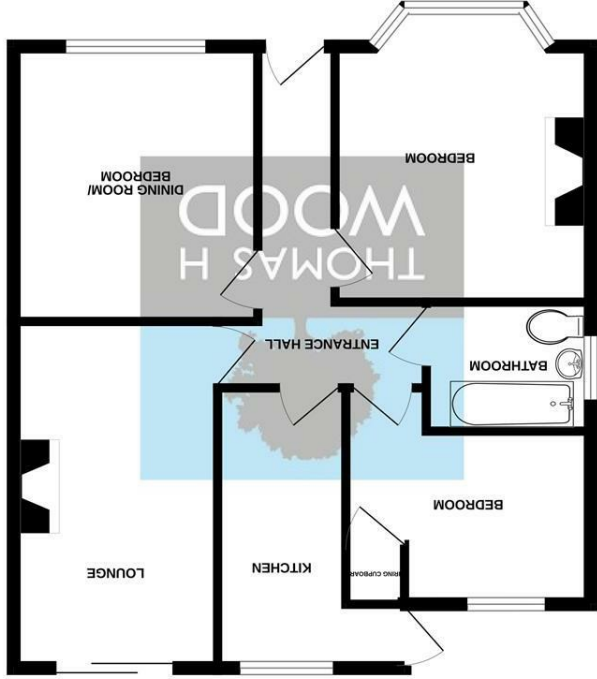




While every attempt has been made to ensure the accuracy of the location contained here, representations of roads, railways, towns and other items are approximate and responsibility is taken by any person who uses this plan as a basis for any decision. The plan is for guidance purposes only and should be used in conjunction with a professional valuation. The accuracy of the location contained here is not guaranteed and no guarantee is given.

TOTAL FLOOR AREA : 57.8 sq.m. (622 sq.ft.) approx.



GROUND FLOOR
57.8 sq.m. (622 sq.ft.) approx.

Energy Efficiency Rating		
Potential	Current	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
62		
83		



EMAIL
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



6 Lon Penllyn,
Rhiwbina, Cardiff
CF14 6BZ

Asking Price £365,000
Bungalow - Semi Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 622.00 sq ft

Current EPC Rating - D62

Potential EPC Rating - B83



6 Lon Penllyn, Rhiwbina – A Fantastic Opportunity in a Prime Village Location

Situated in a quiet cul-de-sac in the heart of Rhiwbina, this much-loved two/three-bedroom bungalow is being offered to the market with no onward chain, making it an ideal choice for those looking to move quickly. With plenty of potential to modernise or extend (subject to planning), this property represents a rare opportunity in one of Cardiff's most sought-after suburbs. Boasting a sunny, private rear garden and well-proportioned rooms throughout, it's perfect for families, first-time buyers, or downsizers looking for peace, potential, and a premium location. Located just a short stroll from Rhiwbina village shops, cafes, and the local train station, Lon Penllyn offers the best of both worlds – peaceful surroundings with excellent amenities on your doorstep. The area is renowned for its strong community spirit, green spaces, and access to highly regarded local schools, making it a superb spot for families and professionals alike. Viewings are recommended.

ENTRANCE

Via UPVC door to hallway. Doors to all rooms. Loft hatch access.

DINING ROOM/BEDROOM

3.23m x 3.47m (10'7" x 11'4")

Overlooking the front aspect, this versatile room currently being used as a dining room, but could easily operate as a further bedroom if desired. With carpeted floor, papered walls and papered ceiling with coving. UPVC window and radiator panel

BEDROOM

3.33m x 4.01m (10'11" x 13'1")

(into bay) A good size master bedroom overlooking the of the property. With carpeted floor, papered walls and papered ceiling with coving. Deep UPVC bay window, radiator panel and fitted wardrobes along one wall.

LOUNGE

3.16m x 4.50m (10'4" x 14'9")

A generous reception room overlooking the rear aspect of the property. With carpeted floor, papered walls and papered ceiling with coving. Feature gas fire and surround, UPVC sliding doors to patio and rear garden. Radiator panel.

KITCHEN

1.65m x 4.89m (5'4" x 16'0")

A range of wall and base units and contrasting work surfaces over. Space for appliances, stainless steel one and a half bowl sink, UPVC window and door to rear.

BATHROOM

1.66m x 1.70m (5'5" x 5'6")

Three-piece suite with low-level WC, wash hand basin vanity unit, tiled bath with electric shower over. UPVC window to the side, chrome tile radiator and fully tiled walls and floor.

BEDROOM

2.83m x 2.74m (9'3" x 8'11")

Overlooking the rear aspect of the property with carpeted floor, papered walls and papered ceiling with coving. Fitted wardrobes over the bed and further fitted cupboard with shelving and hot water tank. UPVC windows to the rear and inside. Radiator panel.

OUTSIDE

FRONT

Driveway to the side leading to a single garage with up and over door. A low maintenance frontage with decorative gravel and mature shrubs and plants.

REAR

A mature rear garden with laid patio to lawn area. Timber perimeter fencing, single garage to side.

TENURE

This property is understood to be freehold, this will be confirmed by the purchasers solicitor.

COUNCIL TAX

BAND E

