

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



12 HEOL BRIWNANT, RHIWBINA, CARDIFF CF14 6QF

Traditional Semi-detached Three Bedroom 'Hall to Hall Style' house in a pleasant popular position in North Rhiwbina, local facilities are readily available on Heol Llanishen Fach with Llanishen Retail Park also close by at Thornhill Cross Roads. Ample recreational space is within easy reach and Cardiff City Centre is approximately four miles and can be readily accessed via bus routes on Heol Uchaf or by rail from Pen y Dre in Rhiwbina Garden Village.

The property is built of brick with rendered first floor elevations under a tiled roof and has been extended to the rear with a single storey addition to the dining room – increasing the ground floor space considerably. The house has the benefit of gas central heating as well as double glazing and has an attractive fireplace as well as block floors to the hall and lounge. The accommodation is well proportioned with good sized rooms and is set on a south facing plot with gardens front & rear, large block paved driveway and garage. Briefly Comprising: Porch, Square Hall, Lounge, Extended Dining Room, Kitchen, Lobby & GF wc. Large Landing, Two Double Bedrooms and Good Size Single. Bathroom and Separate wc. Gardens Front & Rear, Driveway & Garage

LARGE THREE BEDROOM SEMI DETACHED HOUSE

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £395,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

PORCH: Upvc double glazed front door with screens either side to match, panelled walls, inner fully paned glazed door with half glazed screens either side to -

HALL: (9'8 x 11'11) Herringbone pattern wood block floor, staircase to first floor, meter cupboard, coving, pendant light, panelled door to lounge, fully glazed paned door to dining room and panelled door to kitchen.

FRONT LOUNGE: (12'5 x 12'4) Double glazed uPVC window to front, fitted vertical blinds and curtain pole above, one radiator under, herringbone pattern wood block floor, coving and three spot ceiling light fitting.

REAR LIVING/DINING ROOM: (21' x 11'9) Coal effect gas fire set on raised marble hearth with surround to match, mantelpiece over, alcove shelving, one radiator, double glazed uPVC sliding patio door to rear garden, double glazed uPVC window to side and coving.

KITCHEN: (12'2 x 7'10) Double glazed uPVC window to side, range of fitted units comprising, cupboards, drawers and work surfaces, built-in one and half bowl sink unit, mixer tap, four ring gas hob, part wall tiling, ceramic tiled floor, coving and two ceiling light fittings.

UTILITY SPACE: Ideal Mexico gas boiler to serve heating and hot water, fitted light and frosted window. Radiator, paned door off to –

REAR LOBBY: Double glazed uPVC door to rear garden with frosted panel. Fully tiled.

GROUND FLOOR W.C. Frosted window and low flush w.c. and fitted light.

FIRST FLOOR

LANDING: Double glazed uPVC window with fitted vertical blind, giving access to bathroom, built in airing cupboard with hot water tank and slatted shelving, built-in cupboard adjacent, panelled door to bathroom. Coving, pendant light and panelled doors to all rooms.

W.C: Half tiled walls, tiled floor, low flush close couple w.c. double glazed uPVC window to side and pendant light.

FRONT BEDROOM ONE: (12'6 x 12'6) Double glazed uPVC window to front, one radiator under and pendant light.

REAR BEDROOM TWO: (12' x 12') Double glazed uPVC window to rear, fitted vertical blinds, one radiator, coving and pendant light.

BEDROOM THREE: (10'10 x 7'5) Double glazed uPVC window to front, fitted vertical blinds and one radiator under, coving, four spot ceiling light fitting and panelled door off to an over landing cupboard.

BATHROOM: (6'2 x 7'9) Double glazed uPVC frosted window to rear, fitted roller blind. Suite in white comprising: Panelled bath with Mains shower over and shower spray screen, wash hand basin set in its own vanity unit, one radiator, fully tiled walls, coving and four inset ceiling lights, one radiator and ceramic tiled floor.

EXTERIOR

FRONT GARDEN: With laid lawn, block paved pathway to front door and tiled steps to porch.

REAR GARDEN: Paved area adjacent to back door, gate to driveway, slabbed patio, laid lawn with flower beds to surround. The garden has a length of 25'

GARAGE: (16' x 8'7) Up and over door, double glazed uPVC door to rear garden.

TENURE: We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk







