



£575,000 Freehold

Heol Y Coed | Cardiff | CF14 6HU

Hern & Crabtree

This fantastic three bedroom family home is perfectly situated in a quiet cul de sac in Rhiwbina and is offered to the market with no onward chain. This sought after location is close to the amenities of Rhiwbina village and bus links as well as being within walking distance of Rhiwbina primary school.

The generous accommodation briefly comprises an entrance hall, cloakroom, mud room and access to the half garage storage, a sitting room, living room and an open plan kitchen diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. On the second floor there are two good sized loft rooms. The property further benefits from an enclosed rear garden and there is off street parking to the front. Viewings of this brilliant property are a must and can be arranged via our Heath office.



Entrance Hall

Entered via a double glazed door to the front, into hallway with parquet flooring, two radiators, stairs to the first floor. Under stair cupboard and doors to:

Cloakroom 5'11 x 6'0

WC, wash hand basin, heated towel rail, plumbing for washing machine.

Mud Room

Boots and coats room with light and doorway through to a half garage.

Half Garage 11'5 x 9'3

Wooden barn style doors to the front, sink. Skylight window.

Sitting Room 19'2 x 12'1

Double glazed french doors to the garden, double glazed window to the rear and two skylight windows. Two radiators.

Living Room 13'0 x 14'1

Double glazed window to the front and side, radiator. Fireplace.

Kitchen Diner 21'4 x 18'4

L-shaped kitchen diner with double glazed window to the front and rear. French doors to the garden. Wall and base units with work tops over, space for an electric range cooker, cooker hood fitted over. 1.5 bowl ceramic sink and drainer, plumbing for washing

machine, gas fireplace fitted within the chimney breast. Heated towel rail, wood laminate floor, additional radiator. Space for fridge freezer.

First Floor

Stairs rise up from the entrance hall.

Landing

Banister, double glazed obscure window to the side, stairs to the second floor. Airing cupboard, radiator. Doors to:

Bedroom One 12'11 x 14'1

Double glazed window to the front and side, radiator, fitted wardrobes.

Bedroom Two 13'3 x 11'6

Double glazed window to the front, radiator.

Bedroom Three 10'1 x 11'7

Double glazed window to the rear, radiator.

Bathroom 9'8 x 5'9

Double obscure glazed window to the side and rear, bath, WC, wash basin. Airing cupboard, additional linen cupboard housing 'Baxi' boiler. Heated towel rail. Part tiled walls, vinyl floor. Shaver point.

Second Floor

Stairs rise up from the first floor landing.



Loft Room One 11'7 x 10'11

Double glazed skylight window to the front, radiator, storage into the eaves.

Loft Room Two 10'9 x 7'5

Double glazed skylight window to the rear, storage into the eaves.

External

Front

Off street parking driveway for one to two vehicles, lawn.

Rear Garden

Split level rear garden with decked sitting area, steps leading up to a further lawn, mature shrubs and flower borders. Glass greenhouse. Timber storage shed. Side access to the front of the property.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - D

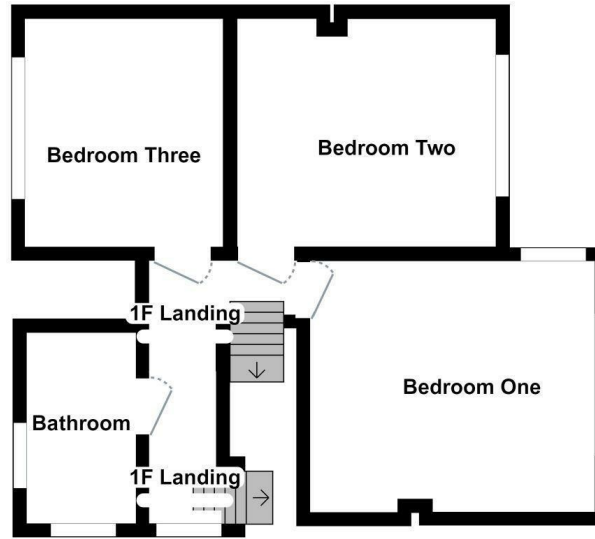
Council Tax band - G





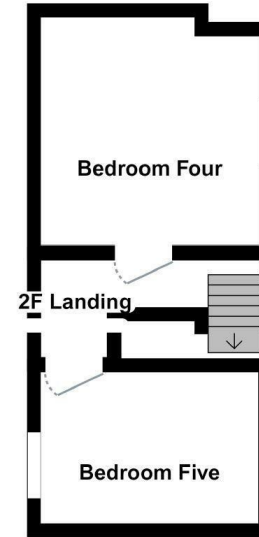
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



For illustration purposes only. Not to scale.

Second Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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