



£390,000 Freehold

Tyn-Y-Parc Road | Cardiff | CF14 6BP

Hern &  
Crabtree

This two bedroom semi detached bungalow is near amenities and is being sold with no onward chain.

The property briefly comprises an entrance hall, lounge, dining room, kitchen, shower room and two double bedrooms. Outside, the property offers a driveway and garage along with a sunny aspect rear garden. Great links to the M4. Rhiwbina Village is nearby and national grocery stores are also in close proximity. Viewing is highly advised.



#### **Entrance**

Entered into porch with double glazed french doors to the front, which leads into the hallway.

#### **Hallway**

'T' shaped hall. Cupboard housing meters. Radiator. Loft access hatch.

#### **Living Room 13'4" max x 11'9" max**

Double-glazed PVC bay window to the front aspect. Gas fireplace. Radiator. Picture rail. Coved ceiling. Wall lights.

#### **Bedroom One 13'4" max x 11'8" max**

Double-glazed PVC bay window to front aspect. Fitted bedroom furniture to include wardrobes and dressing table. Radiator. Coved ceiling. Picture rail.

#### **Bedroom Two 12'4" x 8'11"**

Double-glazed windows to the rear aspect. Radiator. Picture rail.

#### **Shower Room 5'6" x 7'6"**

Double-glazed obscure window to the side

aspect. Corner shower. WC. Wash hand basin with vanity cupboard. Extractor fan. Airing cupboard with radiator and linen shelves. Part tiled walls.

#### **Dining Room 11'1" x 10'1"**

Double-glazed PVC window to the rear aspect. Radiator. Picture rail. Door to the kitchen.

#### **Kitchen 18'3" x 8'3" max**

Double-glazed obscure window to the side



aspect and a double-glazed window to the rear aspect. Wall and base units with worktops over. Under lighting to wall units. Tiled splashback. Space for gas cooker. One bowl stainless sink and drainer with mixer tap. Space and plumbing for further appliances such as a washing machine. Worcester gas combination boiler. Radiator. Vinyl flooring. Double-glazed door leading out to the rear garden.

### Outside

#### Front Garden

Off-street parking for two to three vehicles. Lawn mature shrubs and hedges. Gate to the side leading to the rear garden.

#### Rear Garden

Mainly laid to lawn. Path to the paved patio to a sitting area. Mature shrubs, flowers, and fruit trees. A gate to the side gives access to the front of the property. Outside cold water tap. Rear storm porch. Outside light.

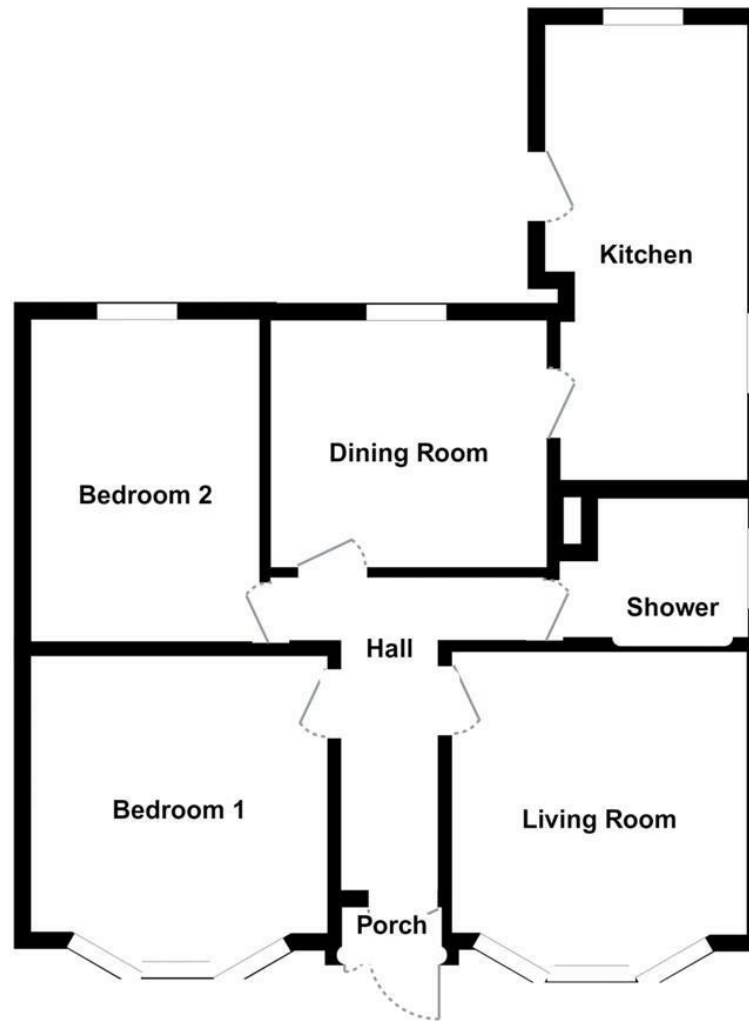
#### Garage

Detached garage with an up-and-over manual door. It is 3/4 split with a natural light window to the rear and two doors to the garden.

#### Additional Information

The owners have informed us that the property is Freehold  
Council Tax Band = E  
EPC = TBC



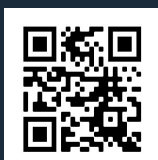
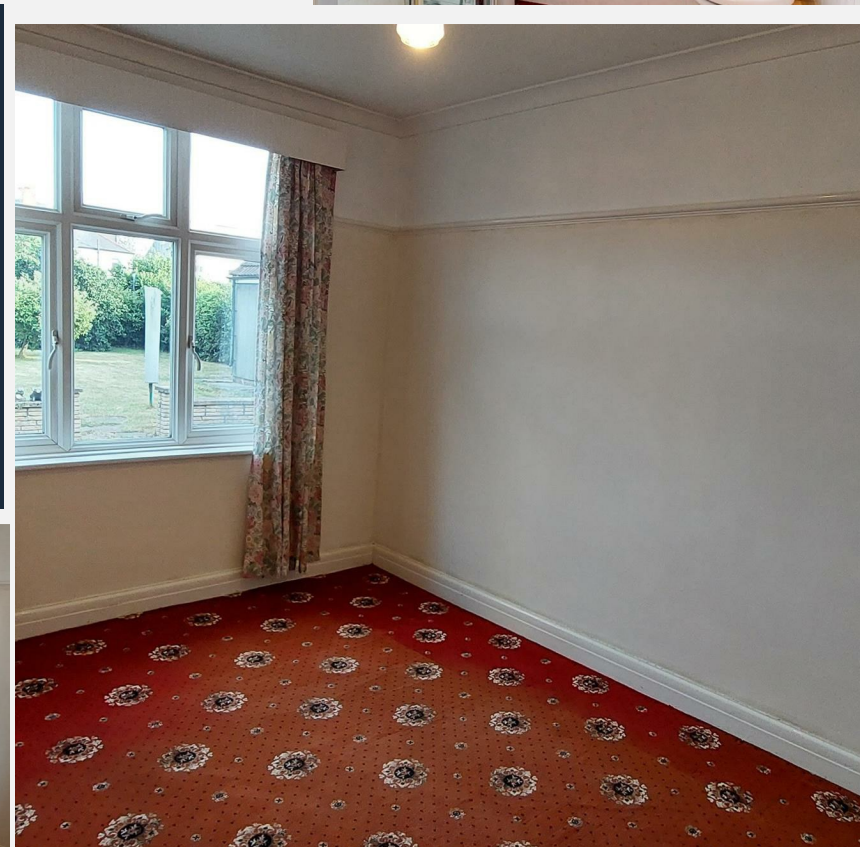
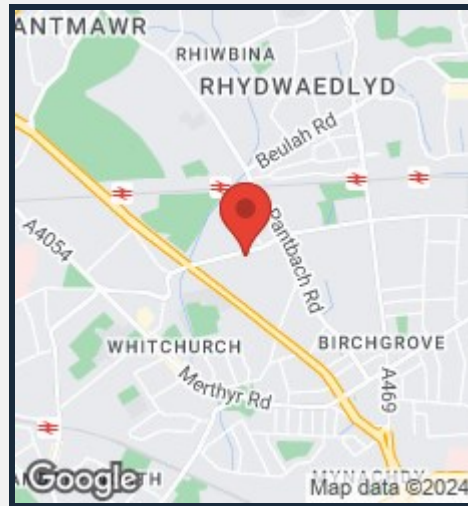
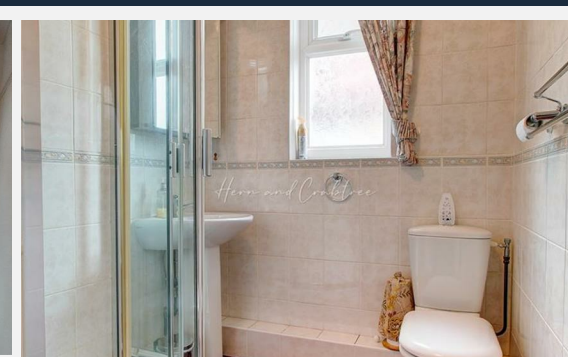
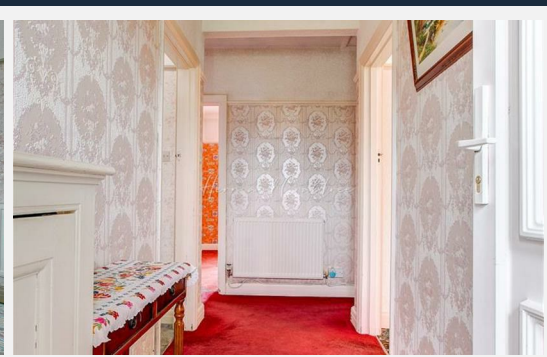
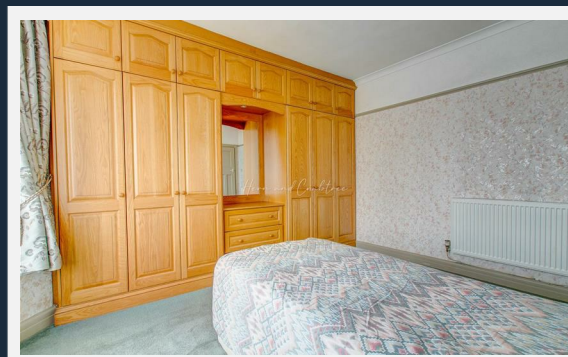


For illustration purposes only. Not to scale.

## Tyn Y Parc (heath\_150323)

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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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