



£525,000 Freehold

Heol Y Coed | Cardiff | CF14 6HS

Hern &
Crabtree

Welcome to this charming semi-detached family home located in the highly sought-after area of Heol Y Coed, Rhiwbina, Cardiff. Situated within walking distance to the vibrant Rhiwbina village, you'll have easy access to a wide range of amenities, ensuring convenience is at your doorstep. For those who enjoy outdoor activities, the proximity to Whitchurch Golf Club provides the perfect opportunity to practice your swing or enjoy a leisurely round of golf. The property is also a short walking distance to Rhiwbina Primary School.

The accommodation briefly comprises an entrance porch with access to the garage, cloakroom, living room, dining room, kitchen breakfast room and a conservatory with utility area to the ground floor giving access to the rear garden. To the first floor there are four bedrooms, one with en suite shower, and a family bathroom. One of the standout features of this property is the large enclosed rear garden, offering a private oasis where you can enjoy the outdoors in peace. Additionally, the off-street parking adds a layer of convenience for you and your guests.

Don't miss out on the chance to make this house your home and experience the best of what Rhiwbina has to offer. Book a viewing today and envision the endless possibilities this property holds for you and your family.



Entrance Porch

Double glazed window and door, door to garage, door to open hallway with a large under stair storage room.

Garage

Up and over door to the front, door interconnecting to the conservatory. Power and light. Large single garage.

Cloakroom

Double obscure glazed window, WC, wash hand basin.

Living Room 12'3 x 11'10

Double glazed window to the front, radiator. Stained glass window offering light between the living room and dining room.

Dining Room 22'4 max x 10'11 max

Double glazed window to the rear and side. Two radiators. Fireplace.

Kitchen Breakfast Room 12'7 max x 10'2 max

Double glazed window to the rear, wall and base units with worktops over. Integrated oven and grill. Four ring electric hob with cooker hood over. Integrated fridge freezer, space and plumbing for a slimline dishwasher. Radiator. Breakfast nook with fitted benches. 1.5 bowl sink and drainer. Double glazed door from the kitchen to the conservatory.

Conservatory / Utility Area 20'9 max x 16'7 max

L-shaped conservatory with an offset utility area containing 'Baxi' boiler and stainless steel sink and drainer, tiled floor. Conservatory offers timber double glazed windows to the rear, PVC roof. Door leading to the rear garden. Interconnecting door to the garage.

First Floor

Stairs rise up from the open hallway. Wrought iron banister.

Landing

Split level landing with double glazed window to the front.

Bedroom One 11'10 x 12'5

Double glazed window to the front, fitted bedroom furniture and wardrobe. Radiator.

Bedroom Two 12'11 max x 11'3 max

Double glazed window to the rear, fitted bedroom furniture and wardrobe. Radiator.

Bedroom Three 10'3 x 8'8

Double glazed window to the rear, radiator, fitted bedroom furniture and wardrobe. Radiator.

Bathroom

Double obscure glazed window, radiator. Bath, pedestal wash basin, WC and bidet. Tiled walls and floor.



**Bedroom Four 21'2 max x 8'3
narrowing to 4'9**

Dual aspect windows to the front and rear, shower built into recess with glass screen door and plumbed shower. Fitted desks. Two radiators, storage into the eaves.

External

Front

Off street parking driveway, mature shrubs.

Rear Garden

Enclosed rear garden with mature hedges, trees and shrubs. Raised flower borders, patio area, large lawns. Gate leading through to forestry area. Traditional lamp post.

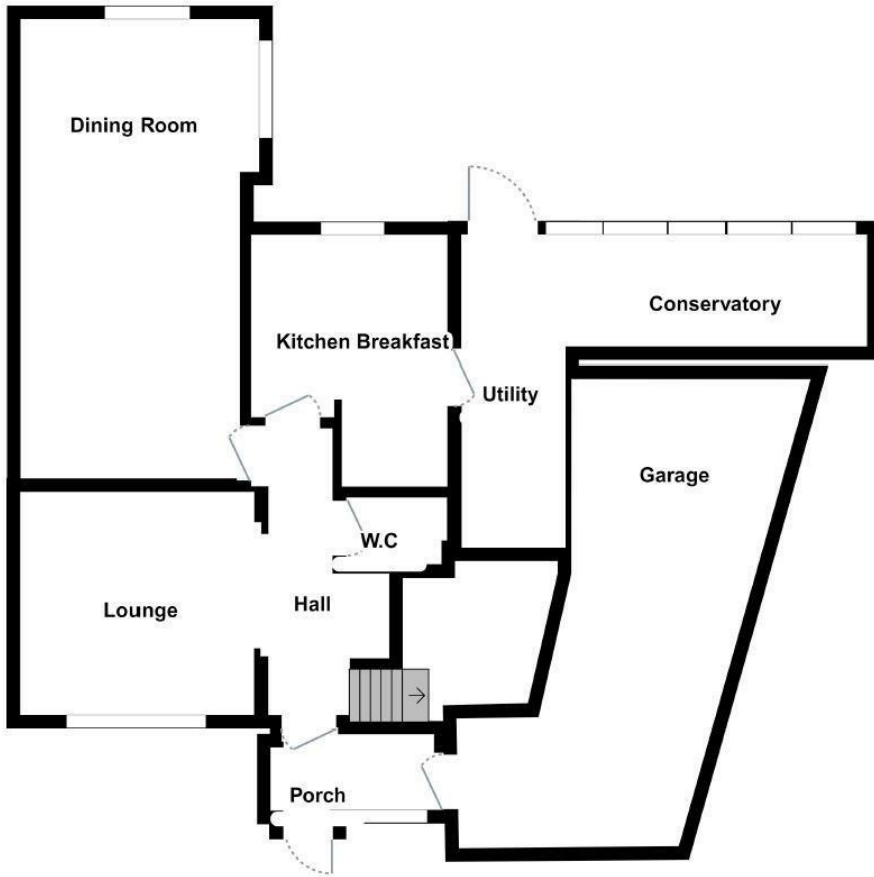
Additional Information

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

EPC - D

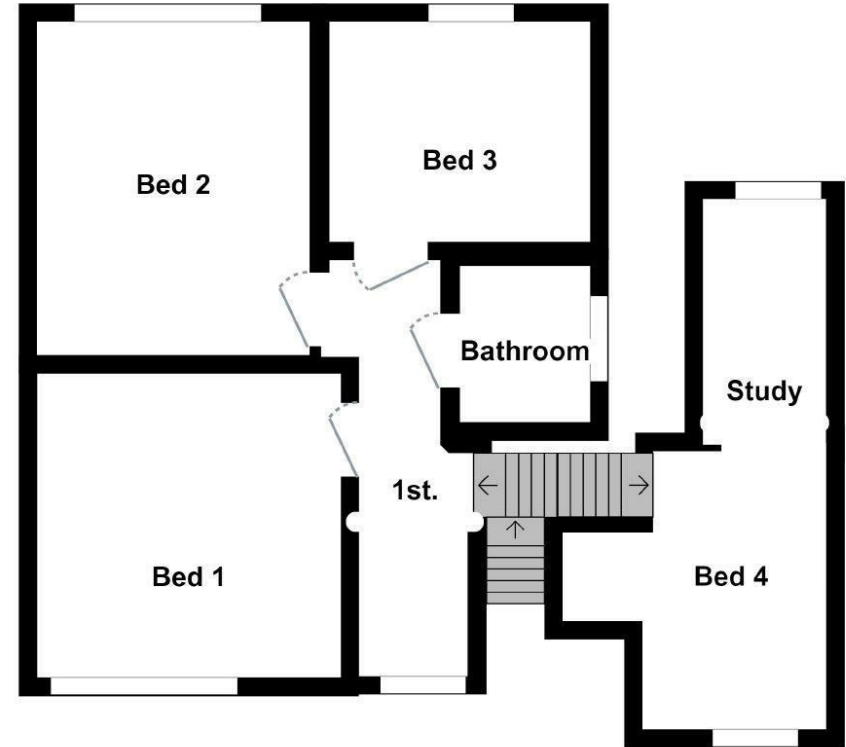
Council Tax Band - F





For illustration purposes only. Not to scale.

Ground Floor



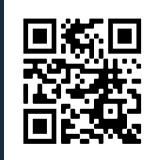
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Upper Floor

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	78

England & Wales EU Directive 2002/91/EC



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