



£475,000 Freehold

Lon-Y-Mynydd | Cardiff | CF14 6NZ

Hern & Crabtree

A superb three bedroom semi-detached house with ample natural light, a stylish modern interior and is offered to the market with no onward chain. Lon-Y-Mynydd is within striking distance of Rhiwbina village and makes for an excellent location.

The property briefly comprises an entrance hall, living room and dining perfect for entertaining guests or simply relaxing with your loved ones and a kitchen to the ground floor. To the first floor there are three bedrooms, providing space for a growing family or for those who enjoy having a home office or guest room. The bathroom provides convenience and comfort for all residents. One of the highlights of this property is the large enclosed rear garden, providing a private outdoor space where you can enjoy al fresco dining and gardening. The property also benefits from a driveway providing off street parking for three vehicles.

Situated close to amenities and bus links, this home offers both convenience and accessibility. No need to worry about parking, as this property comes with off-street parking, making your daily commute a breeze. The property is in catchment for Llanishen Fach Primary School and Whitechurch High School. There is access nearby access to the M4, perfect for commuting.

Don't miss out on the opportunity to own this lovely home in a fantastic location. Book a viewing today and envision the possibilities that this property holds for you and your family.



### Entrance Hall

Entered via an double obscure glazed glass door to the front, into hallway with laminate flooring, radiator, stairs to the first floor with under stair storage alcove.

### Living Room 12'5 x 12'6

Double glazed bay windows to the front. Radiator, laminate flooring. Marble fire surround with fire and mantelpiece.

### Dining Room 13'11 x 11'8 max

Double glazed patio doors to the rear, radiator, laminate flooring. Coved ceiling.

### Kitchen 10'9 x 7'2 max

Double glazed windows to the side, double glazed patio door to the rear garden. Radiator. Kitchen is fitted with matching wall and base units with work tops over. 1.5 bowl sink and drainer. Four ring gas hob, tiled splash back, extractor over. Electric oven. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Laminate flooring.

### First Floor

Stairs rise up from the entrance hall, dog-leg staircase.

### Landing

Double obscure glazed window to the side. Doors to:

### Bedroom One 14'0 x 11'10 max

Double glazed window to the rear, combination boiler is housed here. Coved ceilings. Radiator.

### Bedroom Two 12'6 x 9'8 max

Double glazed bay window to the front, built-in wardrobes, radiator. Coved ceiling.

### Bedroom Three 7'2 x 7'10

Double glazed window to the rear, radiator, coved ceiling.

### Bathroom 8'9 x 7'0 max

Double obscure glazed window to the rear. Bath with plumbed shower over, WC, wash basin. Tiled walls and tiled floor. Heated towel rail.

### External

#### Front

Driveway providing off street parking, mature lawn, low rise brick wall. Mature shrubs.

#### Rear Garden

Patio sitting area, lawn with mature hedges. Further patio sitting area to the rear of the garden, barbecue, shed. Outside cold water tap. Garage.

#### Additional Information

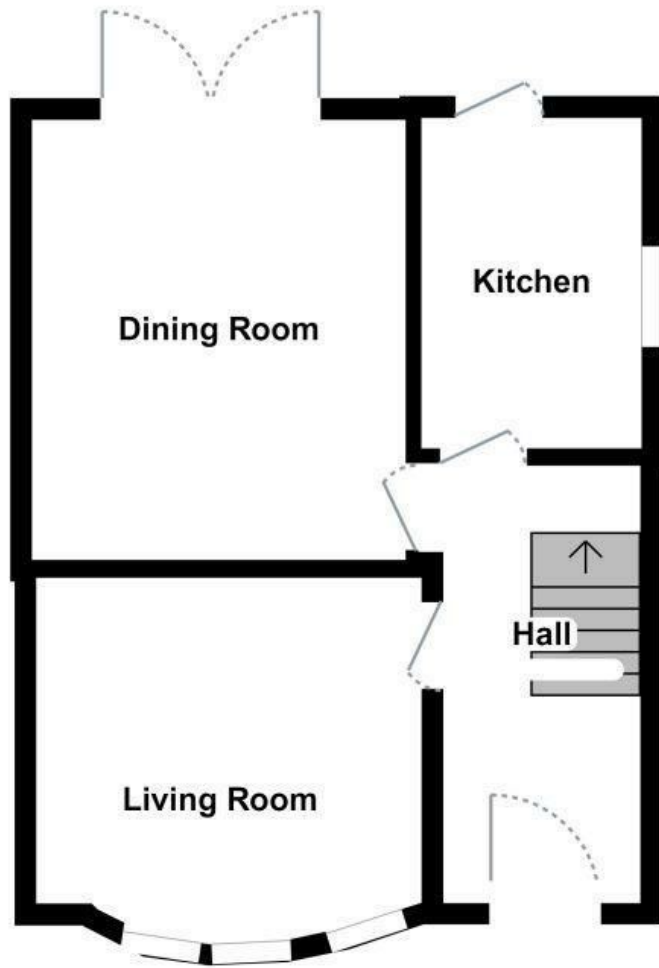
We have been advised by the vendor that the property is Freehold. EPC - D Council Tax band - F



Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey

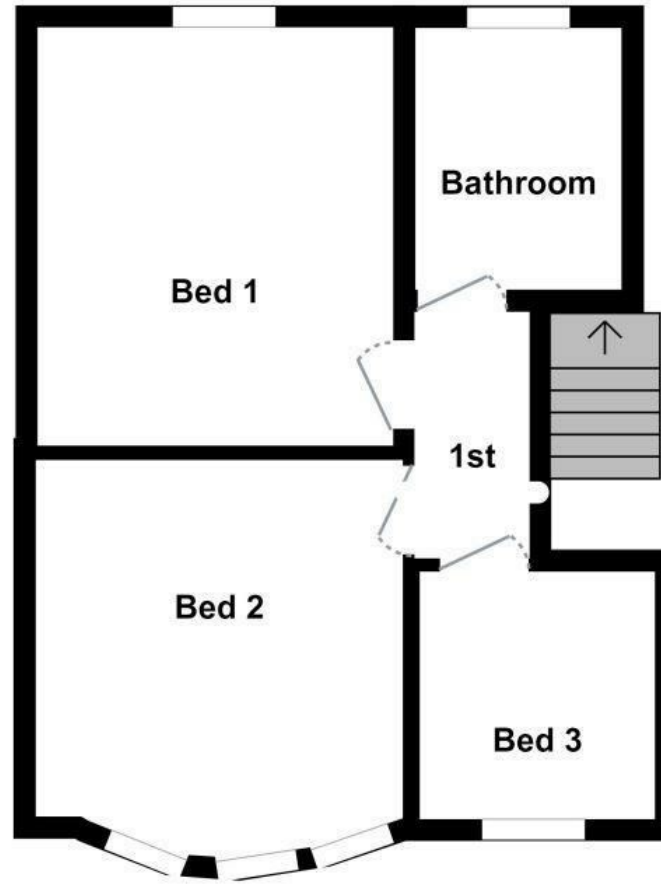
exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





For illustration purposes only. Not to scale.

Ground Floor

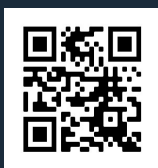
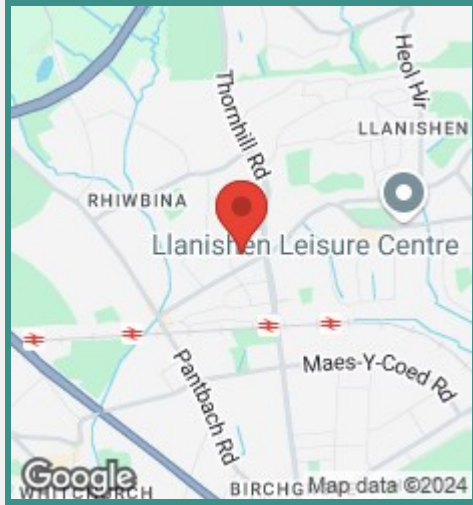


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1st Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>     



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