



£375,000 Freehold

Heol Y Deri | Cardiff | CF14 6HD

Hern  
Crabtree



Nestled in the charming heart of Rhiwbina on Heol Y Deri is this delightful Grade II listed, semi-detached home. The property is located in a highly sought-after area, offering easy access to a range of amenities such as the Tennis Club, Bowls Club, and Library, and restaurants, perfect for those who enjoy an active lifestyle or simply love to unwind in the community. Convenience is key with this property, as it provides excellent bus and train access to the city center, ensuring that you are well-connected to all that Cardiff has to offer. Moreover, with easy access to the A470 and M4 motorway, commuting to work or exploring the beautiful Welsh countryside is a breeze.

The accommodation briefly comprises an entrance hall, dining room, living room, and kitchen to the ground floor. The first floor boasts three bedrooms, making it an ideal home for a growing family or those seeking extra space, along with a bathroom and separate WC for convenience. One of the standout features of this home is its enclosed rear garden, providing a private outdoor space where you can relax, entertain guests, or indulge in some gardening. Imagine enjoying a cup of tea or hosting a barbecue with friends in this lovely setting.

Overall, this property offers a perfect blend of comfort, convenience, and community, making it a wonderful place to call home. Don't miss out on the opportunity to own a piece of this vibrant neighbourhood in Cardiff.



### **Storm porch 3'11 x 4'2**

Storm porch with tiled floor, wooden door with obscured glass into hallway.

### **Hallway**

Radiator, stairs to the first floor. Single glazed sash window to the side. Doors to:

### **Dining Room 10'7 x 13'7**

Radiator, single glazed sash windows to the front. Picture rail, fireplace with wood surround and marble backing.

### **Living Room 15'6 x 11'11 max**

Double glazed patio doors to the rear, single glazed sash windows to the rear. Radiator, picture rail, fireplace with tiled heath and surround.

### **Kitchen 15'0 x 7'10**

Double glazed windows to the rear, double glazed windows to the side. Matching wall and base units with laminate worktops over, stainless steel sink and drainer. Tiled splash back. Space and plumbing for washing machine, space for fridge freezer and oven. Coved ceiling. Large under stair storage cupboard housing meters. Door access to the side/rear of the property.

### **First Floor**

Stairs rise up from the entrance hall with hand rail and spindles.

### **Landing**

Sash window to the side, banister. Doors to:

### **Bedroom One 13'2 x 11'11**

Sash windows to the front, picture rail, built-in cupboard. Fireplace surround.

### **Bedroom Two 11'11 x 11'0 max**

Sash window to the rear, picture rail, radiator, built-in cupboard housing water tank. Loft access hatch.

### **Bedroom Three 7'10 x 12'2**

Single glazed sash window to the rear, picture rail, radiator.

### **Bathroom 5'4 x 5'10**

Bath, wash hand basin. Tiled walls, obscure glazed window to the side.

### **WC 3'9 x 2'10**

Separate WC with obscured sash window to the side, WC. Tiled walls.

### **External**

#### **Front**

Mature hedging, gate to the front, mature flower beds.

#### **Rear Garden**

Enclosed rear garden, paved path to rear, green house to the rear, mature flower bed, lawn. Paved patio area off the living room. Storage/coal shed. Mature hedging surround.

### **Additional Information**

We have been advised by the vendor



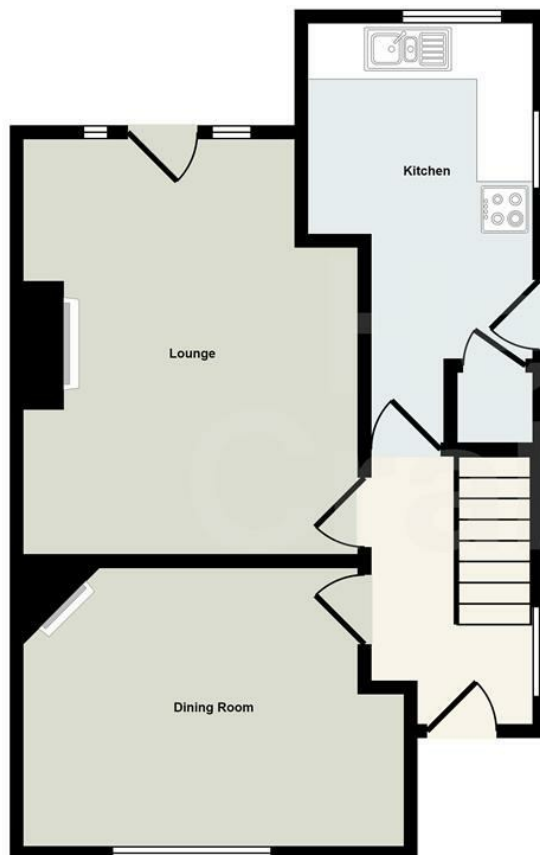
that the property is Freehold. The property is Grade II listed and located in a conservation area - Rhiwbina Garden Village Conservation Area. EPC - To follow Council Tax band - F  
Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are 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

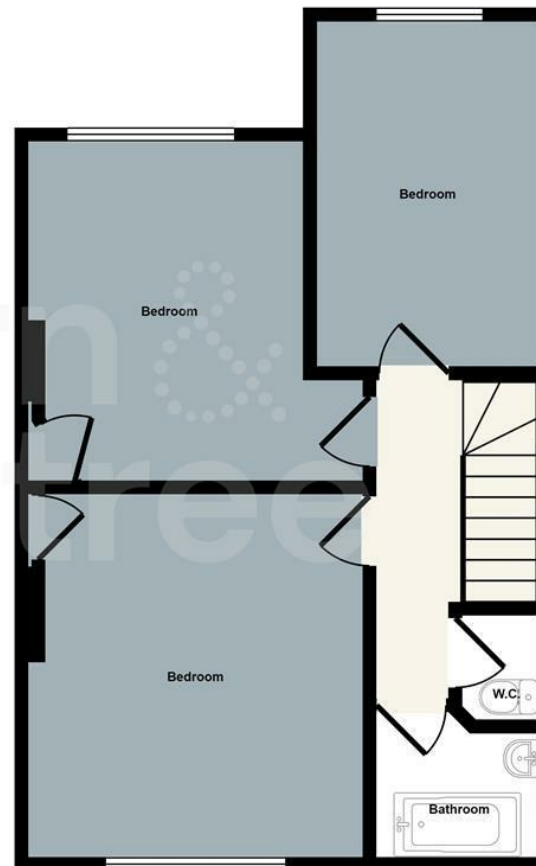
decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







Ground Floor  
Approx 43 sq m / 461 sq ft



First Floor  
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>24</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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