

Heol Y Felin

RHIWBINA, CARDIFF, CF14 6NT

GUIDE PRICE £475,000

**Hern &
Crabtree**



Heol Y Felin

This modern and well presented three storey townhouse is located within walking distance of the shops at Heol Llanishen Fach and Rhiwbina Village, with easy access to public transport nearby, children's park behind, and within Whitchurch High School catchment this is a great family home.

Accommodation briefly comprises of: Entrance hallway, cloakroom, sitting room, kitchen diner and utility room to the ground floor. To the first floor is the lounge and primary bedroom with an ensuite, to the second floor there are three further bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and driveway to the front providing off street parking.

Viewings are highly recommended of this brilliant property and can be arranged by contacting our Whitchurch branch.



Entrance

Entered via a double glazed PVC door to the front.

Hallway

Wood laminate flooring, radiator, stairs to the first floor, under stairs storage cupboard, doors to:

Cloakroom

Double glazed obscure window to the side, WC, wash hand basin, tiled splash back, vanity cupboards, extractor fan.

Sitting Room

8'5 x 16'11

Double glazed window to the front, radiator, wood laminate flooring, coving to the ceiling.

Kitchen Diner

11'5 x 16'11

Double glazed French doors to the garden. Fitted wall and base units with worktops over, stainless steel sink and drainer with mixer tap. Integrated full size 'Hotpoint' dishwasher, integrated double 'Neff' oven and grill. Integrated four ring 'Neff' hob, glass splash back and cooker hood over. Laminate floor, radiator, door to utility room. Space for fridge freezer.

Utility Room

4'10 x 7'8

Wall and base unit storage, plumbing for washing machine, large 'Baxi' combination boiler. Laminate floor, tiled splash back.

First Floor

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

Landing

Double glazed window to the side, stairs to second floor, radiator.

Bedroom One

14'11 x 10'4

Double glazed windows to the rear, two radiators, wood laminate flooring, floor to ceiling fitted wardrobes. Door to ensuite, coving to the ceiling.

Ensuite

8'8 x 5'5

Four piece bathroom suite consisting of plumbed corner shower with sliding glass doors, pedestal wash hand basing with base vanity, mirrored vanity unit over, bath with shower mixer and WC. Heated towel rail, fully tiled walls and floor along with extractor fan.

Lounge

17'0 max 15'6 max

L-shaped with double glazed French doors to a Juliette balcony with additional windows to the front. Two radiators, coving, ceiling rose.

Second Floor

Stairs from first floor landing, double glazed window to the side, loft access hatch, wooden Bannister.

Bedroom Two

10'9 x 14'10

Double glazed windows to the rear, two radiators.

Bedroom Three

8'9 x 15'8

Double glazed window to the front, radiator.

Bedroom Four

10'10 x 7'10

Double glazed window to the front, radiator.

Family Bathroom

5'4 x 8'7

WC, wash hand basin, bath with plumbed shower off the mixer, glass splash back, fully tiled walls and floor. Mirrored vanity cupboard, extractor fan.

Front

Storm porch with light, key block drive for off street parking. Mature shrubs and flower borders.

Rear Garden

Enclosed rear garden, split level, landscaped with patio, stone chippings, shrubs and flower borders. Outside light, timber frame storage shed, side path with gate leading to front.

Additional Information

We have been advised by the vendor that the property is Freehold Council Tax Band - F

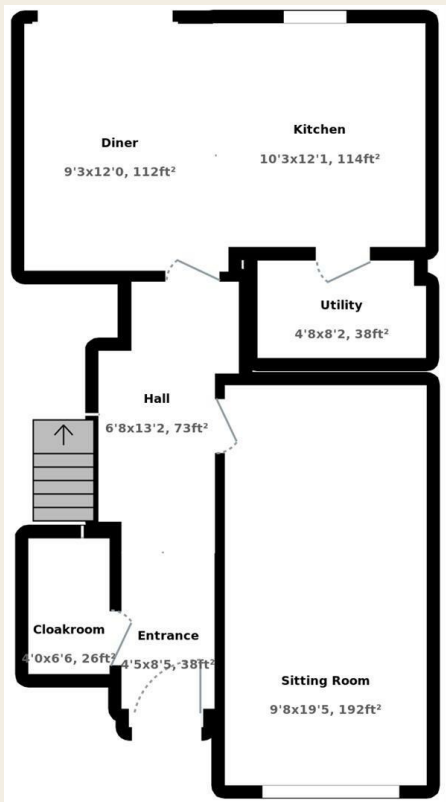
EPC - C



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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		
England & Wales		EU Directive 2002/91/EC 