

Clos-Yr-Hafod

RHIWBINA, CARDIFF, CF14 6RD

GUIDE PRICE £395,000

**Hern &
Crabtree**



Clos-Yr-Hafod

Tucked away within a peaceful and exclusive cul-de-sac, this traditional detached bungalow presents a rare opportunity to acquire a well-maintained and deceptively spacious home, offered with no onward chain.

The Tour

Upon entry, a welcoming porch opens into a classic hallway, providing access to two generously proportioned bedrooms, a bathroom, and the principal reception areas. The rear bedroom enjoys the added benefit of an adjoining conservatory—an ideal space for morning coffee, quiet reading, or simply relaxing while overlooking the garden. The main living room flows seamlessly into an elegant dining area, creating an airy and sociable open-plan layout. This in turn leads to a fitted kitchen, complete with a large walk-in larder and direct access to the rear garden.

Externally, the property boasts an integral single garage, a neatly maintained front garden with private driveway parking, and a beautifully enclosed rear garden—mature, sun-filled, and perfectly suited to outdoor enjoyment. Further benefits include double glazing and a recently installed gas boiler. This charming and versatile home offers single-level living in a highly desirable setting.

Rhiwbina stands as one of Cardiff's most distinguished residential areas, renowned for its village charm, leafy avenues, and an enduring sense of community. This sought-after suburb artfully blends the tranquillity of semi-rural living with the convenience of excellent city access, making it a perennial favourite among discerning buyers.

- Peaceful cul-de-sac setting
- Detached traditional bungalow
- Conservatory overlooking rear garden
- Integral garage & private driveway
- EPC - TBC
- No onward chain
- Two double bedrooms
- Open-plan living & dining space
- Mature, sunny enclosed garden



sq ft

Porch

Entered via wood French doors.

Hallway

Entered via a double glazed aluminium door, radiator, built in linen cupboard with light.

Bedroom Two

9'4" x 10'11"

Double glazed window to the front, fitted wardrobes, built in wardrobe access to a w.c and bidet, wash hand basin.

Bathroom

6'3" x 6'4"

Double obscure glazed window to the side, bath with electric shower over, w.c, bidet and wash hand basin, radiator, tiled walls.

Bedroom One

9'0" x 13'10"

Double glazed window to the side and sliding patio door to the conservatory, radiator.

Conservatory

13'6" x 8'11"

Double glazed window to the rear, radiator, sliding patio door lead out to the rear garden.

Living Room

16'0" max x 11'0" max

Double glazed window to the front, radiator, gas fireplace, archway to the dining room.

Dining Room

8'4" x 8'11"

Double glazed window to the rear, radiator, built in cupboard housing the hot water cylinder, built in airing cupboard, doorway to kitchen.

Kitchen

11'6" x 5'11"

Double glazed window to the rear and double glazed door to the rear garden, kitchen fitted with wall and base units with worktop, single bowl stainless steel sink and drainer, space and plumbing for a washing machine, dishwasher, space for an electric cooker, radiator, door to a walk in pantry.

Pantry

With shelving, power and light, space for further appliances.

Outside

Front

Driveway for parking for at least two vehicles, mature shrubs, gate access to the side and gate leading to the rear garden, outside light.

Garage

8'11" x 14'0"

A integral garage accessed from the front with a roller shutter door, window to the side, loft access hatch, gas, electric and water meters, fuse board and Baxi gas boiler.

Rear Garden

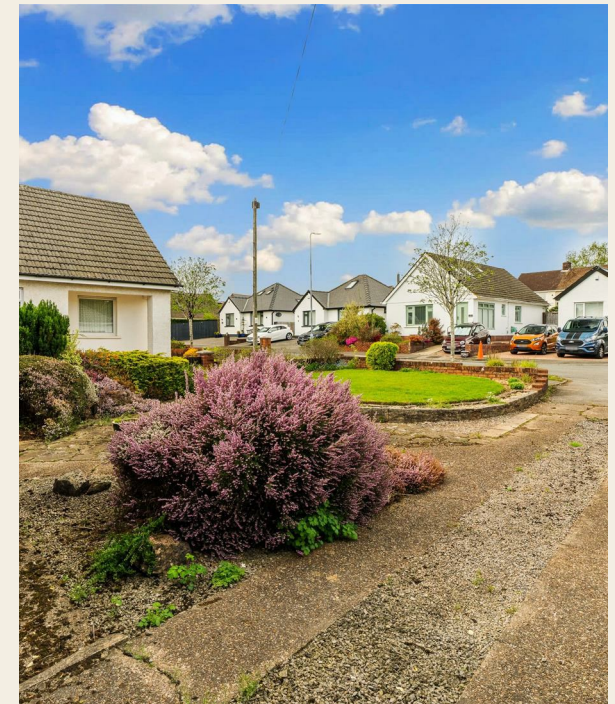
Enclosed with shrubs, trees and flower borders, paved patio, lawn, timber shed, cold water tap, gate access to the side leading to the front.

Tenure

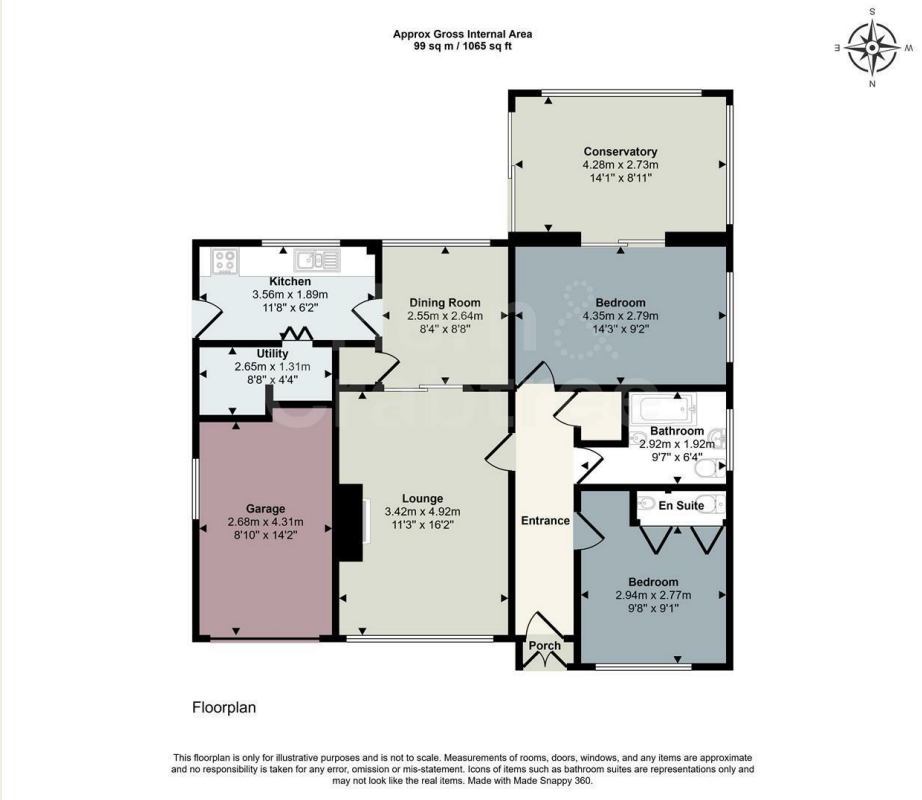
Disclaimer

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Good old-fashioned service with a modern way of thinking.



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		

