

Heol Erwin

RHIWBINA, CARDIFF, CF14 6QR

GUIDE PRICE £425,000

**Hern &
Crabtree**



Heol Erwin

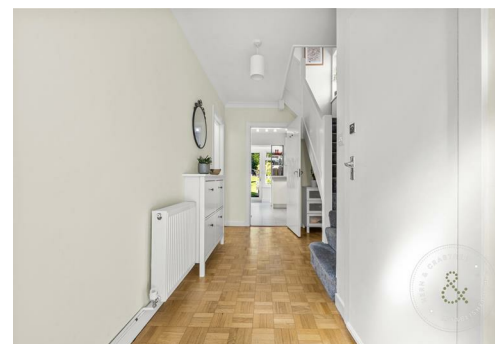
Heol Erwin is a peaceful residential street in the heart of Rhiwbina, one of Cardiff's most desirable suburbs.

This semi-detached home combines well-planned accommodation with a thoughtfully landscaped garden, making it an appealing choice for those seeking both comfort and convenience.

The ground floor has been arranged with an easy flow, where a welcoming sitting room opens into a dining area and on to a bright conservatory. These spaces balance family living with the opportunity to entertain, while the kitchen, fitted with Neff and Bosch appliances, is complemented by a useful utility area. Upstairs, three bedrooms are served by a stylish family bathroom, offering flexibility for couples or families alike. The gardens form a key part of the home, with established planting, patio seating, generous lawns, and a vegetable plot designed for those who enjoy outdoor living. A private driveway, garage, and storage add practicality to the charm.

Rhiwbina is renowned for its village atmosphere, rich history, and strong sense of community. The local high street offers an excellent selection of independent shops, cafés, and restaurants, together with everyday conveniences. Families are well served by highly regarded primary and secondary schools, while nearby parks such as Caedelyn Park and Parc-y-Pentre provide open green space for leisure and recreation. The surrounding area also offers easy access to the Taff Trail and the open countryside of the Vale of Glamorgan for walking and cycling.

Transport connections are excellent, with Rhiwbina railway station providing direct links into Cardiff city centre in under 15 minutes, and regular bus services connecting nearby districts. Road links via the A470 and M4 ensure straightforward travel further afield. Heol Erwin offers a home that is both connected and tranquil, combining the best of village life with the convenience of the city.



1155.00 sq ft

Entrance & Hallway

Entered via a decorative composite front door with matching obscure glazed side panel. The hallway features refurbished wood block flooring, stairs rising to the first floor, radiator, and understairs storage cupboards. Doors lead through to the cloakroom, kitchen, and living room.

Cloakroom

With obscure double-glazed window, WC, wash hand basin with tiled splashback, tiled flooring, and radiator.

Living Room

A welcoming reception room with front aspect double-glazed window, radiator, tiled hearth, and matching wood block flooring. A squared archway opens into the dining room.

Dining Room

Offering sliding doors to the conservatory, radiator, wood block flooring, and a connecting door back to the kitchen.

Conservatory

A bright addition to the living space with double-glazed windows to the rear, double-glazed K-glass roof, and double-glazed door to the rear garden. Features include a luxury vinyl floor, radiator, power, and lighting.

Kitchen

Fitted with wall and base units, worktops, and a one-bowl stainless steel sink with mixer tap. Integrated appliances include a full-length Neff dishwasher, fridge freezer, Neff oven, high-power microwave, and induction hob with matching splashback and Bosch extractor hood. Double-glazed side window, radiator, and tiled floor.

Utility Area

Accessed via an open walkway from the kitchen, with double-glazed roof and window, double-glazed door to the garden, plumbing for washing machine, countertop, fitted storage cupboard, and potential for stacked tumble dryer. A fitted bookshelf adds further character.

Landing

Approached by stairs with wooden handrail and balustrade. Obscure double-glazed side window, wood laminate flooring, loft access hatch.

Bedroom One

Front aspect double-glazed window, radiator, and wood laminate flooring.

Bedroom Two

A further double bedroom with rear aspect double-glazed window overlooking the garden, fitted wardrobes, radiator, and wood laminate flooring.

Bedroom Three

A single bedroom with front-facing double-glazed window, radiator, and wood laminate flooring.

Bathroom

Stylishly appointed with obscure double-glazed rear window, bath with plumbed raindrop shower over, glass splashback screen, wall-hung wash hand basin with vanity cupboard, WC, mirrored vanity cabinet with lighting, and a heated towel rail. Includes part tiled walls, extractor fan, wood laminate flooring, and an airing cupboard housing the Baxi combination boiler.

Garden and Exterior-Front

A landscaped frontage with key block driveway offering off-road parking for one to two vehicles, lawn, low brick wall, and mature shrubs. The driveway continues to the side with gated access to the garden and garage. Outside lights and cold water tap.

Rear Garden

A generous and well-kept rear garden with lawn, mature shrubs, hedges, and trees. A paved patio area leads to further lawn and raised borders, with steps up to a vegetable plot and second seating terrace. Timber-framed shed included.

Garage

A single garage with access doors from both garden and front driveway, power, lighting, and additional storage shed to the rear.

Disclaimer:

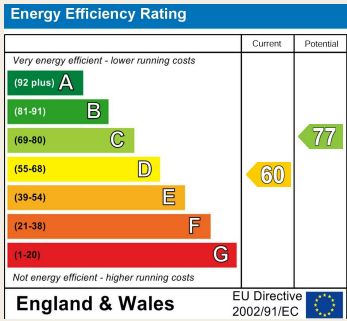
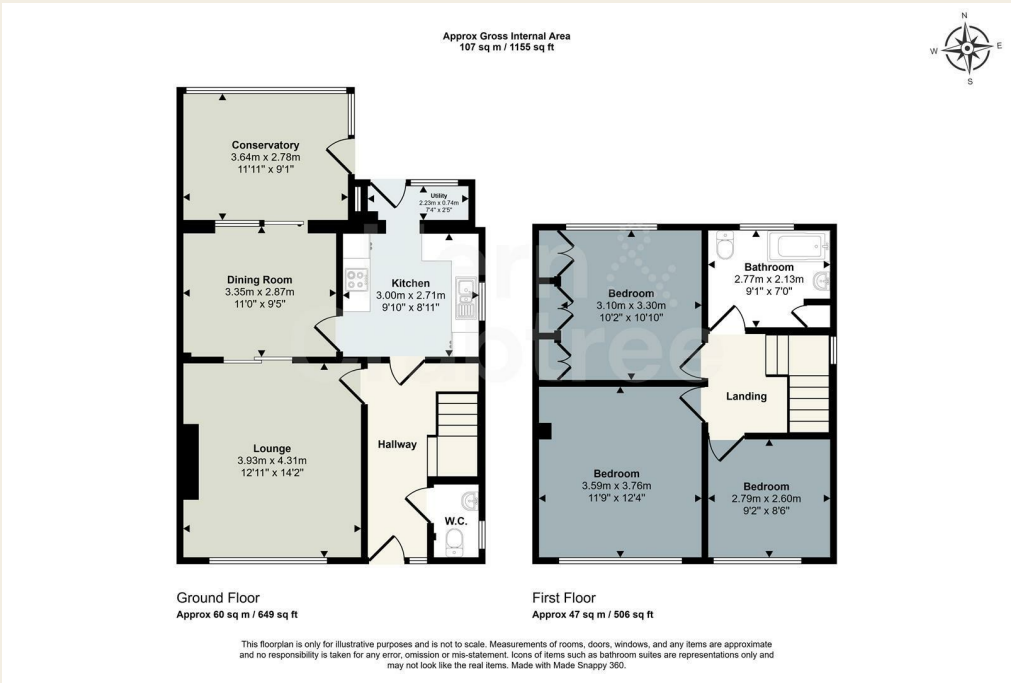
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance

only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.