



£535,000 Freehold

Clos-Yr-Hafod | Cardiff | CF14 6RD

Hern &
Crabtree

Welcome to this charming property located in the sought-after area of Rhiwbina. This delightful detached dormer bungalow offers a spacious and comfortable living space, perfect for families or those looking for a peaceful retreat.

As you step inside, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. There are two bedrooms, a shower room, kitchen and inner lobby also to the ground floor. With four bedrooms in total, there is plenty of room for everyone to enjoy their own private space. The property boasts two bathrooms, ensuring convenience and comfort for all residents. The property also benefits from enclosed rear garden. The cul de sac location offers a tranquil setting, away from the hustle and bustle of the city, yet still conveniently close to amenities and transport links for your daily needs.

One of the highlights of this property is the garage and off-street parking. Don't miss the opportunity to make this bungalow your new home. With its desirable location, spacious layout, and convenient amenities, this property has all the makings of a perfect home. Contact us today to arrange a viewing and experience this lovely property for yourself.



Entrance

Storm porch to the front with light. Double glazed PVC door into hallway.

Hallway

Wood parquet flooring, radiator, storage cupboard. Doors to:

Lounge 10'11 max x 16'1 max

Double glazed window to the front, radiator, parquet flooring, electric fireplace.

Bedroom Two 10'11 x 9'4

Double glazed window to the front, radiator.

Shower Room 6'2 x 6'1

Double obscure glazed window to the

side, tiled walls and floor, corner shower quadrant, WC, wash hand basin, vanity unit. Heated towel rail.

Bedroom One 13'10 x 8'11

Double glazed window to the rear, radiator, fitted bedroom furniture and wardrobes. Wood parquet flooring.

Kitchen 15'1 x 8'10

Double glazed window to the rear. Wall and base units with work tops over, sink and drainer. Integrated double oven and grill, four ring electric hob. Plumbing for dishwasher, vinyl floor. Built-in cupboard. Open slatted stairs leading up to the first floor. Door to inner lobby, door to dining room. Radiator.

Dining Room 7'10 x 13'0

Double glazed window to the rear, double glazed sliding patio door to garden. Radiator.

Inner Lobby

Door to side, door to garage. Opening to a laundry area with gas boiler and plumbing for washing machine, shelving.

Garage 8'11 x 16'6

Single garage with electric up and over door, double obscure glazed window, power and light.

First Floor

Stairs rise up from the kitchen.

Landing Area

Doors to:

Shower Room 2'6 x 10'4

Double obscure glazed window to the rear, corner shower, WC, wash basin.

Bedroom Three 10'1 max x 13'9

Double glazed window to the front, radiator, built-in wardrobe.

Bedroom Four 12'5 x 8'5 max

Double glazed window to the front, radiator. Door to walk in loft.

Loft

Walk in loft offers hot water tank. Boarded.

External



Front

Lawn, large driveway providing off street parking, gate to side leading to the rear. Shrubs and flower borders.

Rear Garden

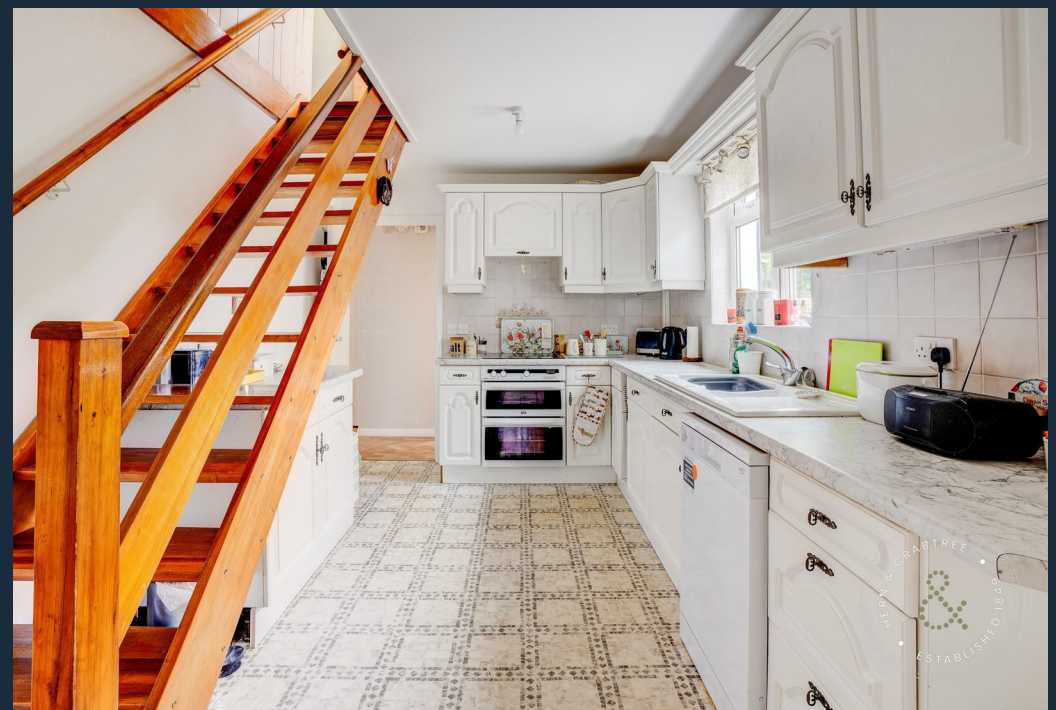
Enclosed rear garden with patio, lawn, mature shrubs, trees and flower borders. Side access with path and gate to the front of the property. Outside light. Outside cold water tap.

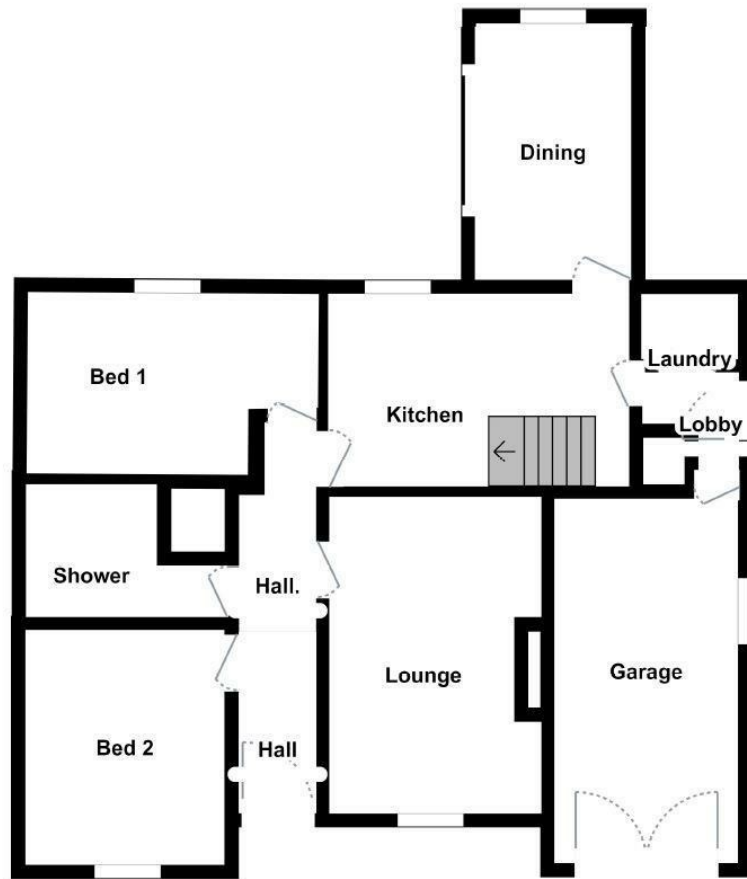
Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - TBC

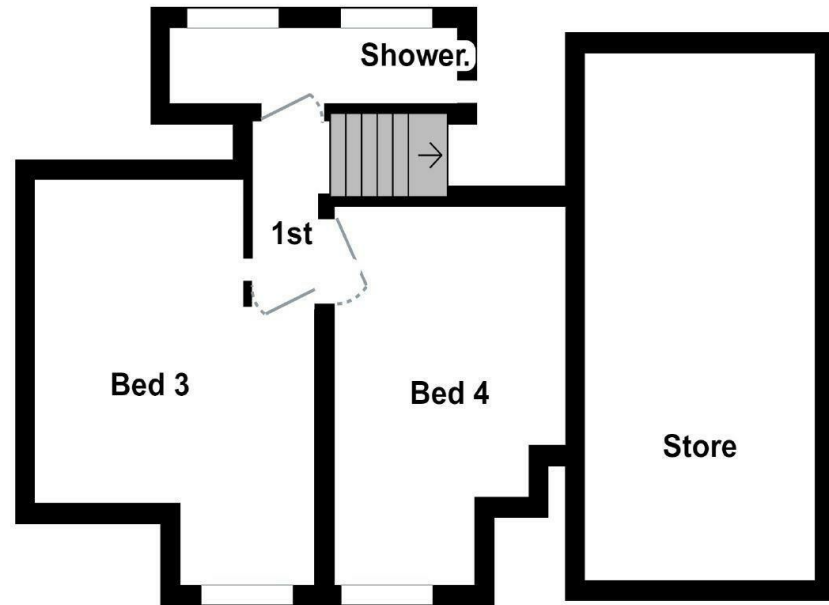
Council Tax - F





For illustration purposes only. Not to scale.

Ground Floor

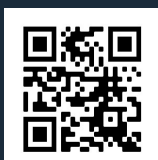


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First Floor

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) A			
(81-91) B			
(69-80) C			
(55-68) D		61	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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