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Porthamal Road, Rhiwbina Cardiff

offers over £550,000

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alan**

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# About the property

The accommodation comprises a large and open entrance hall, cloakroom, a 15ft lounge to the front, a 21ft open plan modern fitted kitchen/sitting room with windows and French doors overlooking a low maintenance rear garden, three bedrooms and a shower room. The property benefits from gas heating with an Ideal combination boiler, upvc double glazed windows, cctv and a recently replaced front door. Integrated kitchen appliances include a fitted dishwasher, gas hob, electric oven and combination microwave oven. The property has internal oak doors to living rooms and a mixture of quality Mflor flooring and fitted carpet to the main bedrooms. There is off road parking for three cars and side access to the rear garden. The property is situated within a five minute walk of Rhiwbina village.

# Accommodation

## Location

Rhiwbina Garden Village provides many facilities including the Juboraj restaurant, as well as additional wine bars, a pub and a further restaurant. Within close distance is the popular Ye Olde Butchers Arms and public house and restaurant.

## Reception Hall

15' 4" maximum x 12' 6" maximum ( 4.67m maximum x 3.81m maximum )  
Accessed via a wide replacement upvc double glazed door with side windows, cloakroom cupboard, laundry cupboard, loft access which is part boarded with light, radiator, coving to ceiling, Mflor flooring.

## Cloakroom

Double glazed window to front, tiled walls, vanity unit with inset wash hand basin and mixer tap, concealed unit with w.c., radiator, Mflor flooring.





## Lounge

15' 3" x 13' 4" ( 4.65m x 4.06m )

Double glazed window to the front, feature Oak fireplace housing a modern electric fire with marble hearth, television point, radiator, coving to ceiling, cctv controls, Mflor flooring.

## Kitchen/Sitting Room

21' 11" x 12' ( 6.68m x 3.66m )

Upvc double glazed French doors and windows to the rear garden, fitted with a modern range of shaker style wall and base units with Mira stone worktops and splashbacks, inset one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, pull out larder unit, inset stainless steel gas hob, electric oven and microwave/combination oven, stainless steel extractor hood, deep soft close drawers, pull out storage racks, plumbed for washing machine, cupboard concealing an Ideal combination boiler, television point, radiator, coving to ceiling, Mflor flooring.



## Master Bedroom One

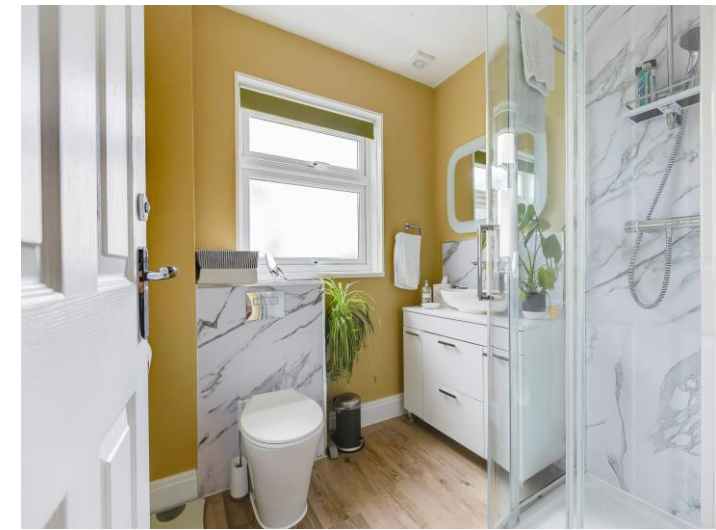
14' 4" x 9' 9" ( 4.37m x 2.97m )

Upvc double glazed window to the front, built in storage cupboard, radiator, coving to ceiling, fitted carpet.

## Bedroom Two

10' 3" x 8' 1" to wardrobe door ( 3.12m x 2.46m to wardrobe door )

Double glazed window to the rear garden, fitted wardrobes to one wall, radiator, coving to ceiling, fitted carpet.



## Bedroom Three

10' 1" x 7' 1" ( 3.07m x 2.16m )

Double glazed window to the rear garden, radiator, coving to ceiling, Mflor flooring.

## Shower Room

7' 7" x 7' 2" ( 2.31m x 2.18m )

Double glazed window to the side, a modern fitted white three piece suite comprising a large vanity unit with fitted storage and an oval shaped free standing ceramic wash hand basin with mixer tap, concealed unit with low level w.c., shower cubicle with pvc panelled walls, radiator, extractor fan, Mflor flooring.





## Outside

### Front

A wide and level frontage which is gravelled with shrub beds and enclosed walling, covered porch area with outside lights, parking for three cars, side gate to the rear garden. Double driveway leading to:

### Single Garage

16' 7" x 10' 3" ( 5.05m x 3.12m )

With an up and over door, power and light, replacement side upvc double glazed door.



### Rear Garden

Flagstone patio areas, gravel, flower and shrub beds, enclosed by fencing and walls, solar lights, side gated access to the front, designed for ease of maintenance.







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## GROUND FLOOR



## Important Information

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