





Heol Ifor,Cardiff CF14 1SZ

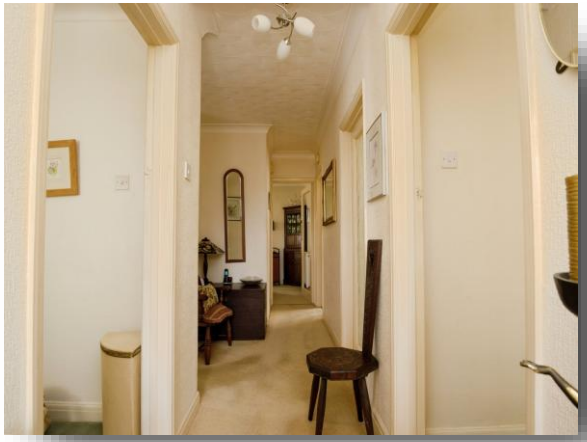
allen & harris

welcome to

Heol Ifor, Cardiff

On the outskirts of Rhiwbina is this well presented double bay fronted detached bungalow. With an abundance of internal accommodation, a garage and well presented front and rear gardens, it is an excellent choice for those looking to downsize or for ground floor living.













Entrance Hallway
Wood block flooring under carpet, combi boiler in cupboard, radiator

Bedroom One
11' 7" plus bay x 11' 5" (3.53m plus bay x 3.48m)
Double glazed bay window to front, fitted wardrobes, radiator

Bedroom Two
10' 8" plus bay x 10' 4" (3.25m plus bay x 3.15m)
Double glazed bay window to front, fitted wardrobes, radiator

Study
10' 8" x 7' 7" (3.25m x 2.31m)
Wood block flooring, double glazed window to the side, radiator

Shower Room
Lounge
11' 5" x 10' 4" (3.48m x 3.15m)
Wood block flooring, electric fireplace, door to kitchen, double glazed window to the side, radiator

Living Room
12' into alcove x 15' 8" (3.66m into alcove x 4.78m)
Fireplace, glass double doors to dining room, double glazed window to the side, radiator

Kitchen
Fitted with wall and base units, work surface, dual sink with drainer, induction hob with cooker hood, integral oven, built in fridge freezer. Archway to dining room, double glazed window to rear

Dining Room
6' 8" x 10' 5" (2.03m x 3.17m)
Door to the garden, double glazed window to the side and rear, radiator

Front Garden
Driveway for several cars, side access, planted area

Rear Garden
Patio area, chipping's, planted borders selection of shrubs and mature bushes, side access

Garage
Power and light

Agent Note
Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Heol Ifor, Cardiff

- Detached Double Bay Fronted Bungalow
- Three Reception Rooms And Study
- Two Double Bedrooms With Built In Wardrobes
- Shower Room With Three Piece Suite
- Large Driveway And Garage

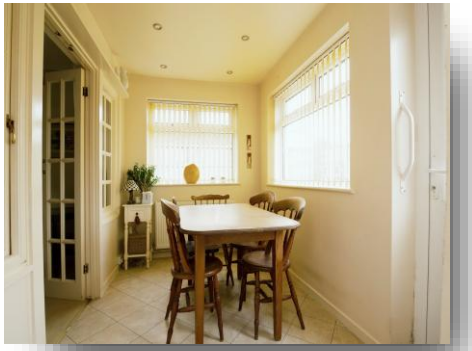
Tenure: Freehold EPC Rating: E
Council Tax Band: F

offers in excess of

£525,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109341

The Property Ombudsman

Property Ref:
WTC109341 - 0021

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

029 2069 2626

whitchurch@allenandharris.co.uk

46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.