



David Ricketts



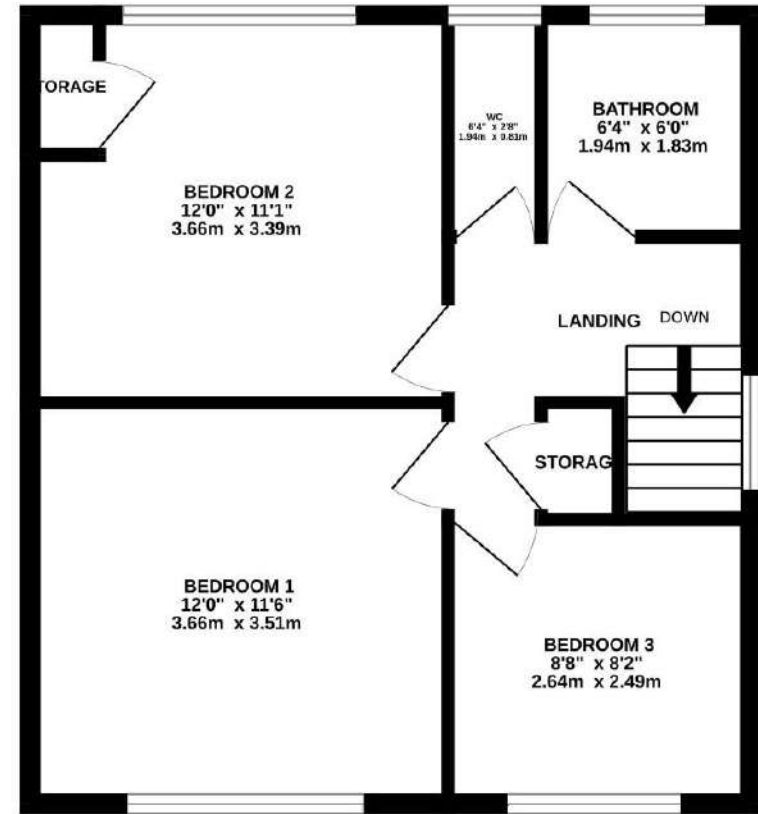
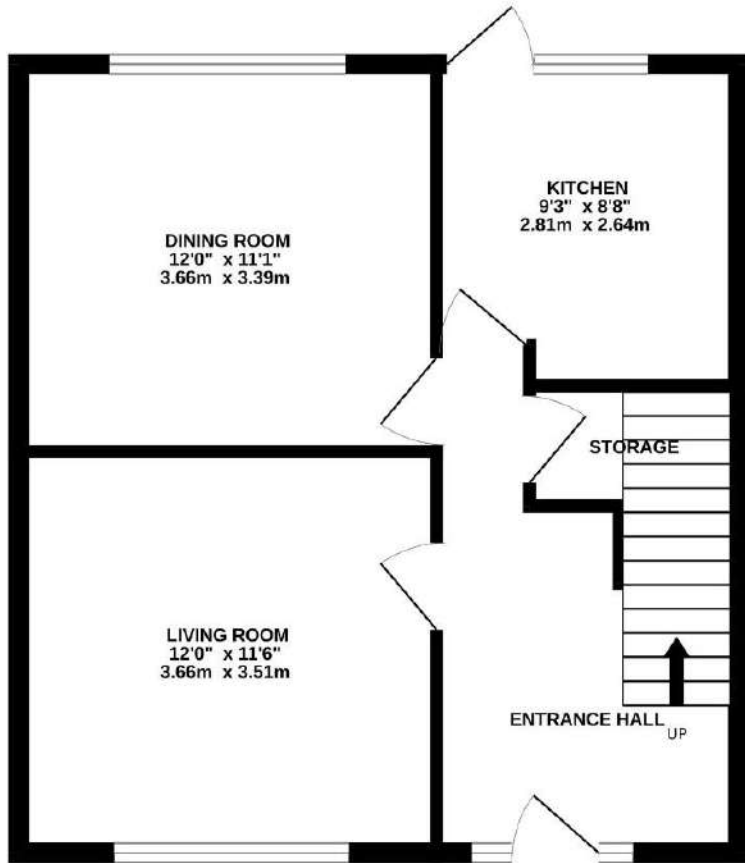
Pen-y-Dre, Rhiwbina

£480,000

936 sq.ft

3 

1 



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Pen-y-Dre, Rhiwbina, Cardiff, CF14 - £480,000

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Situated within the highly regarded Garden Village of Rhiwbina, this three bedroom semi detached property presents an excellent opportunity for those seeking a home with significant potential in a prime residential location. The property occupies a generous plot and offers scope for extension to the rear and side, as well as potential for loft conversion to create a fourth bedroom, subject to the necessary planning consents.

The accommodation comprises an entrance hall with useful storage, a living room and a separate dining room, providing well balanced reception space. The kitchen is positioned to the rear of the property and offers direct access to the garden.

To the first floor are three bedrooms, including two doubles and a single bedroom, along with a family bathroom and a separate WC. The loft already benefits from windows, enhancing the potential for future conversion. Externally, the property enjoys a south facing rear garden and offers on road parking, with further potential to create driveway parking if desired.

Ideally positioned, the property is within walking distance of Rhiwbina village, local parks and the train station, while also benefiting from excellent transport links to the A48 and M4. The property is within walking distance of Rhiwbina Primary School and falls within the catchment area for Whitchurch High School, making it an appealing choice for families as well as those looking to add value in a sought after location.



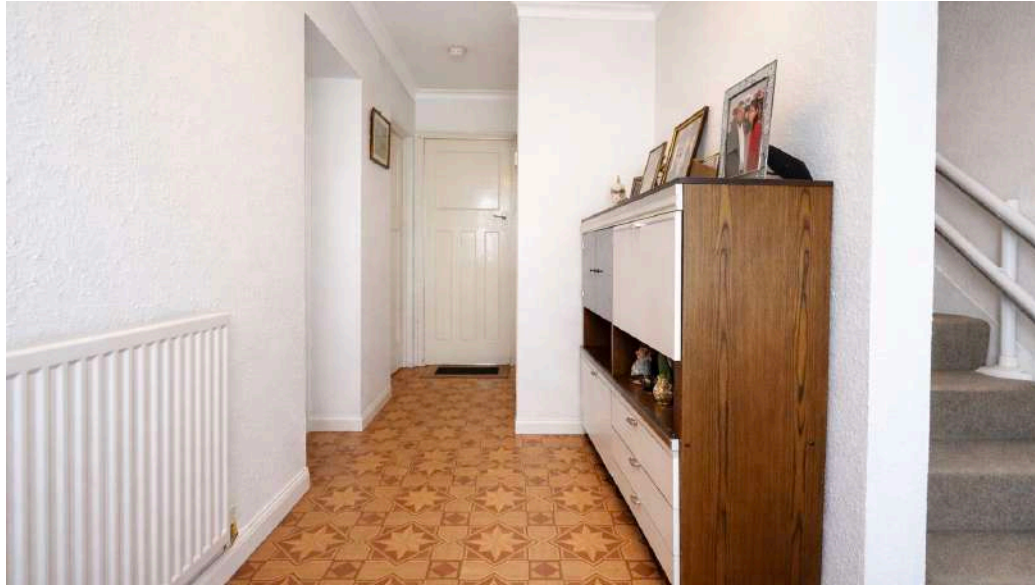
Ground Floor

Entrance Hall - (8'8" x 14'7")
Living Room - (12'0" x 11'6")
Dining Room - (12'0" x 11'1")
Kitchen - (8'8" x 9'3")

First Floor

Landing - (8'8" x 8'1")
Bedroom 1 - (12'0" x 11'6")
Bedroom 2 - (12'0" x 11'1")
Bedroom 3 - (8'8" x 8'2")
Bathroom - (6'0" x 6'4")
WC - (2'8" x 6'4")









David Ricketts & Co Property Services Limited

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For further information or to book a viewing please contact us on **02920 611 333** or email us at **will@davidricketts.co.uk**

