



**24 HEOL NANT CASTAN**  
RHIWBINA  
CARDIFF CF14 6RP

ASKING PRICE OF  
**£375,000**



**SEMI-DETACHED BUNGALOW**



**2**



**2**



**2**



**2**

MGY are pleased to offer for sale this lovely 2 bedroom semi detached bungalow in the sought after Rhiwbina area. The accommodation comprises entrance hall, lounge, sitting room, conservatory, kitchen, bedroom and shower room to the ground floor and there is a bedroom and w.c to the first floor. Immaculate rear garden, driveway and garage. Viewing recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX : 990 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### DESCRIPTION

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#### LOCATION

The property is situated in the popular suburb of Rhiwbina which offers local amenities of Llanishen Fach. Nearby is Rhiwbina village with tennis club, library, Rhiwbina tap, shops, restaurants, tapas bar, florists, coffee shops and hairdressers. Well regarded primary and secondary schools are close by. There is also a train station and regular bus services close at hand into the City Centre plus easy to road links giving access to the M4 motorway.

#### ENTRANCE HALL

Obscured and stained glass double glazed uPVC door. Radiator. Storage / Cloak cupboard.

#### SHOWER ROOM

8' 0" x 7' 7" (2.44m x 2.32m)  
Obscured double glazed uPVC window to side. Tiled floor. Walk in shower cubicle with mains shower, seat and hand rail, vanity enclosed wash hand basin with mixer tap and storage below, w.c. Further wall mounted storage and mirror.

#### LOUNGE

13' 6" x 13' 1" (4.14m x 4.00m)  
Double glazed uPVC doors to conservatory. Feature fireplace with inset electric fire. Coved and textured ceiling.

#### CONSERVATORY

14' 4" x 8' 11" (4.39m x 2.72m)  
Double glazed uPVC doors to rear garden and double glazed uPVC windows either side. Radiator with decorative cover. Archway to :-

#### KITCHEN

10' 10" x 9' 9" (3.31m x 2.98m)  
Obscured double glazed uPVC door to rear garden. Double glazed uPVC window to rear. Base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and grill, Neff electric hob with extractor over. Built in fridge / freezer. Built in washing machine and dishwasher. Cupboard housing Baxi boiler.

#### BEDROOM

11' 3" x 10' 4" (3.45m x 3.17m)  
Double glazed uPVC window to front. Radiator. Fitted wardrobes and drawers.

#### SITTING ROOM

15' 3" into bay x 10' 5" (4.65m x 3.20 m)  
Double glazed uPVC bay window to front. Radiator. Coved and textured ceiling. Stairs to first floor.

#### 2ND FLOOR

#### STAIRS & LANDING

Eaves storage. Door to:-

#### BEDROOM

10' 4" x 13' 3" (3.15m x 4.05m)



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Double glazed uPVC window to rear. Fitted wardrobe.  
Radiator. Door to:-

## W.C

Velux skylight. Laminate flooring. W.c, corner wash hand basin with hot and cold taps.

## OUTSIDE

Front - off road parking for 2 cars, block paving leading to garage.

Rear- Gate to side. Beautifully kept gardens mostly laid to lawn with raised borders.

Garage - power and lighting.



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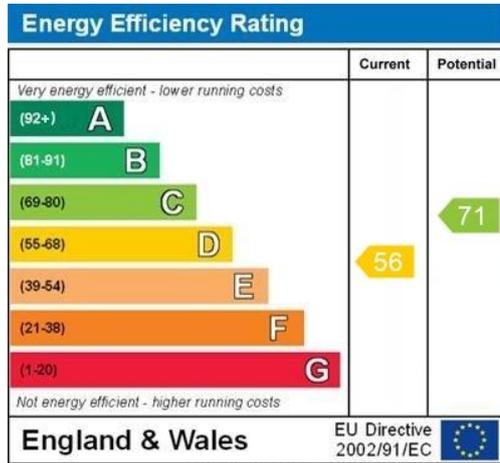
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