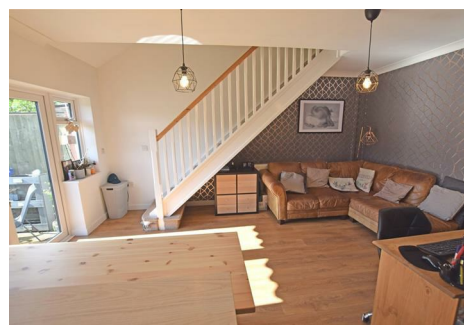




32 Gron Ffordd, Rhiwbina, Cardiff, CF14 6SJ

Price Guide £460,000

- AN EXTENDED SEMI-DETACHED BUNGALOW IN SOUGHT-AFTER AREA.
- 4 BEDROOMS OF GOOD SIZE AND TWO BATH/SHOWER ROOMS.
- GARAGE AND OFF-ROAD PARKING. GARDEN STUDIO/STORE.
- IMPRESSIVE OPEN-PLAN LIVING ROOM AND SUPER FITTED KITCHEN.
- REAR GARDEN WITH SUNNY ASPECT AND PATIO BENEATH A PERGOLA.

32 Gron Ffordd, Cardiff CF14 6SJ

Situated in Gron Ffordd, in the sought-after residential area of Rhiwbina, and within a short distance of the lovely country walks around the beautiful Wenallt Woodlands, is this delightful, extended semi-detached bungalow. The property boasts two spacious reception rooms, one of which has an impressive open-plan layout with the super fitted kitchen. With four well-proportioned bedrooms, there is ample space for families or those seeking a home office. The bungalow also features two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone! Built around 1969, and recently considerably extended, this residence combines classic design with modern living, providing a warm and inviting atmosphere throughout. The property benefits from having gas central heating from a Viessmann combi boiler and there are thermostat-controlled radiators virtually throughout. It is also double-glazed. It is the left-hand one of a pair of semi-detached bungalows, with white-painted rendered elevations and the roof is of concrete tiles. At the front is a pleasant garden with a side driveway accessing the garage. Steps rise to the front entrance. At the rear is a garden of good size that has a sunny aspect, and has the added features of a raised timber-decked patio under a pergola, and a timber-framed garden studio/store. The garage is of good size with a workroom off. We understand that the property is Freehold. The Council Tax Band is E. Natural Resources Wales deems the flood risk in the area is very low. The EPC Rating is C.

The location in Cardiff is particularly appealing, offering easy access to great local amenities, schools, and parks, bus and train services, and it's only a short drive from Junction 32 of the M4, making it an excellent choice for busy families and professionals alike. This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home.



Council Tax Band: E



Entrance Hall

A composite front entrance door with glazed screen, and double-glazed side screen, opens into the entrance hall. The hall has a central heating radiator with thermostat control, smoke alarm, coved ceiling, laminate flooring, power point and a useful storage cupboard with fitted shelving and housing the Viessmann gas combi central heating boiler.

Living Room

16'5" x 11'4"

A spacious reception room featuring double-glazed UPVC-framed picture and casement windows to the front aspect. Curtain pole. Coved ceiling. Central heating radiator with thermostat control. Oak-style laminate flooring. Feature black marble fireplace with inset open-hearth coal-effect gas fire. Two wall light connections. Power points. Doors leading to the hall and inner hallway.

Inner Hall

The inner hallway has a central heating radiator with thermostat control. Fitted shelf. Two power points. Oak-style laminate flooring. Coved ceiling. Main smoke alarm. Cloaks hanging space.

Shower Room/WC

Fitted with a white suite comprising of a panelled bath with mixer tap shower attachment and a mains thermostatic shower. Glazed bi-fold shower screen. Wash hand basin set into vanity cupboard unit. Close coupled WC set into decorative surround. The walls are tiled around the suite with beige marble-effect ceramic tiles. Vinyl tile flooring. Heated towel radiator with thermostat control. Fitted wall mirror. Double-glazed UPVC-framed casement window. Coved ceiling.

Study/Bedroom No. 4

9'8" x 10'11" (including wardrobe depth)

A bedroom of good size with double-glazed UPVC-framed side picture window with casement openings. Curtain pole. Coved ceiling. Central heating radiator with thermostat control. Light oak-style laminate flooring. Power points. Built-in wardrobes with hanging and shelving space. Glass-fronted wall cabinet and an additional fitted wall cupboard unit.

Open-plan Kitchen/Dining Room

21'4" x 16'3" approx.

LIVING ROOM

An impressive open plan living space with light oak-style laminate flooring. Double-glazed, UPVC-framed patio doors open onto the garden. Side casement window. Central heating radiator with thermostat control. Coved ceiling. Door to the hallway. Power points. Open-plan staircase rising to the first floor.

KITCHEN

The fitted kitchen comprises of a range of black fitted units with beech-style worktops, comprising of floor cupboards and drawers. Integrated dishwasher. Integrated washing machine and integrated tumble dryer. Stainless steel sink with chrome mixer tap and polycarbonate drainer. Tower pantry units. Fitted wall cupboards including smoked glass feature display cabinets. Leisure Cuisine Master slot-in 5-ring gas cooker. Stainless-steel splash-back. Stainless-steel chimney-style cooker hood. Coved ceiling. Spotlight ceiling fittings. Double-glazed casement window. Power points. Light oak style laminate flooring. Mains smoke/heat detector.

Landing

A balustraded staircase rises to the first-floor landing. The landing has two power points, and a main smoke alarm.

Bedroom No. 1

10'9" x 10'6" approx. max.

A lovely double bedroom with double-glazed UPVC-framed casement window to the front dormer. Curtain pole. Central heating radiator with thermostat control. Light oak style laminate flooring. Power points. Access to storage space.

Bedroom No. 2

10'5" x 10'7" approx. max.

Another attractive bedroom with double glazed UPVC framed picture and casement windows to the front dormer. Curtain pole. Light oak-style laminate flooring. Central heating radiator with thermostat control. Power points. Wall shelf. Access to eaves storage space.

Bedroom No. 3

14'11" x 10'11" approx. plus wardrobe depth
A spacious double bedroom, with double-glazed UPVC-framed picture and casement windows to the dormer, enjoying views over the surrounding area. Curtain pole. Central heating radiator with thermostat control. Light oak-style laminate flooring. Power points Built-in cupboard.

Family Bathroom

Well-appointed with a white claw-foot bathtub with chrome monobloc mixer tap and shower attachment. Wash-hand basin set into grey vanity cupboard unit. Close-coupled WC set into grey panelled surround. Double glazed casement window. Electric extractor fan. Laminate flooring. Central heating radiator.

Front Garden

The front garden has a small, paved area with steps leading to a lawned garden with decorative floral borders and enclosed by brick and block boundary walls. Steps lead up to a railed balcony entrance.

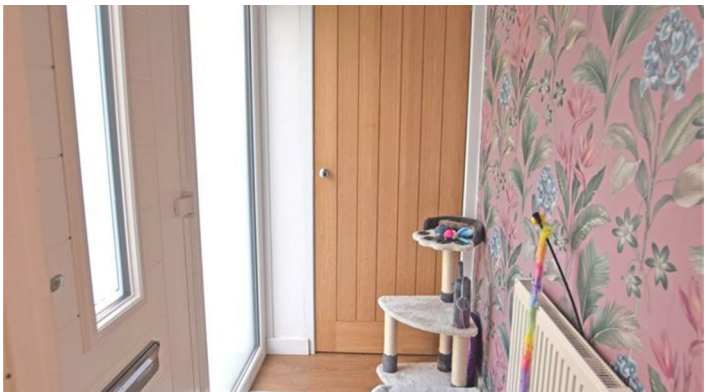
Rear Garden

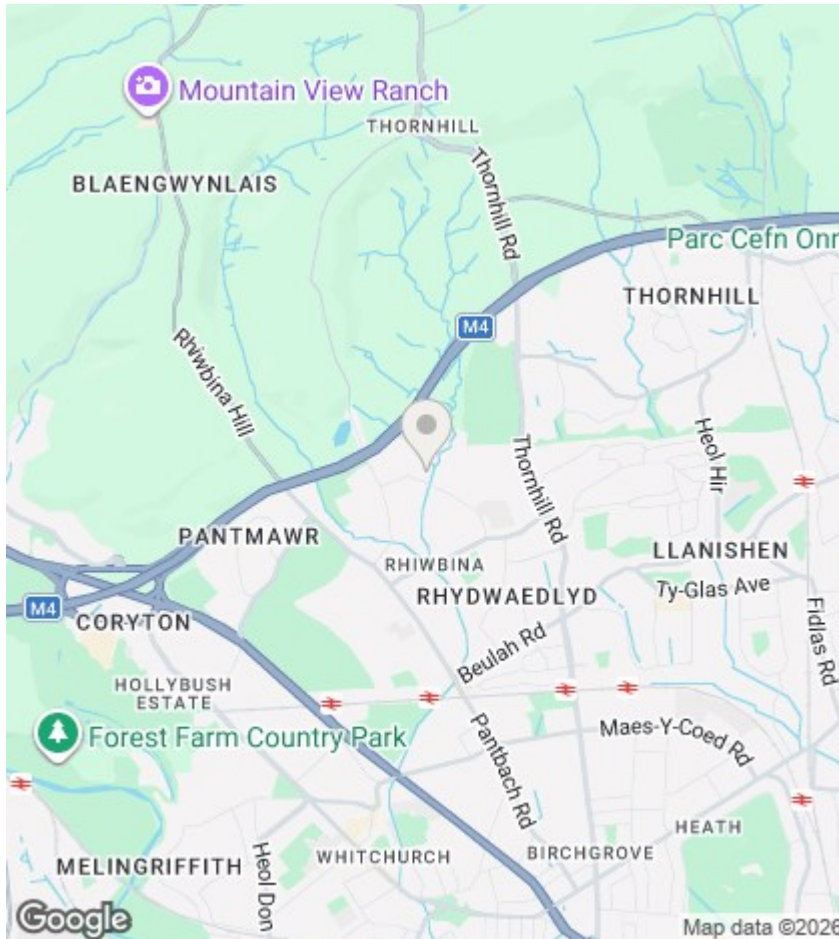
The rear garden is of good size with a sunny aspect and has a paved patio area with extending roller sun blind. There is a lawn area, with timber screen boundary fencing and paved pathway leading to a raised and decked patio area beneath a Pergola. Decorative floral borders. Cold water tap for garden hose connection. There is a timber-framed Garden Studio with a corrugated roof. Double glazed windows and patio doors. Gate access to the side driveway.

Garage

A garage/workshop with corrugated roofing. Double-glazed casement windows. Workbench. Power and lighting. The garage has double timber door access from the driveway. Door access to the rear garden.







Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

