Asking Price
£395,000

Lon Isa,
Rhiwbina, Cardiff,
CF14 6ED

THOMAS H WOOD

3 Bedrooms
House - Semi-Detached

A rare opportunity to acquire a three-bedroom semi-detached home on the ever-popular Lon Isa, offering exceptional scope for complete renovation and modernisation. Having remained in the same ownership for many years, the property now requires comprehensive refurbishment throughout, presenting an exciting opportunity for buyers looking to create a home tailored entirely to their own tastes and requirements. The accommodation offers well-proportioned rooms and provides an excellent foundation for improvement. Subject to the necessary planning permissions, there is significant potential to extend the property to the rear and into the loft, following the example of a number of neighbouring homes. Externally, the property benefits from a generous rear garden together with driveway parking to the front. Lon Isa is one of Rhiwbina's most established residential roads, ideally positioned within walking distance of Rhiwbina Village, highly regarded primary and secondary schools, local parks and excellent public transport links, with easy access to Cardiff city centre and the M4. Properties offering this level of potential in such a desirable location rarely become available. Early viewing is highly recommended.

## GROUND FLOOR

### ENTRANCE HALLWAY

Entered via hardwood front door into a welcoming entrance hallway with staircase rising to the first floor landing, useful understairs storage cupboard and doors leading to the principal reception rooms and kitchen.

### LOUNGE/DINER

12'11" x 22'2"

A spacious dual-aspect reception room extending the full depth of the property, with windows to the front and rear elevations allowing for excellent natural light. A well-proportioned room offering tremendous potential to create an impressive family living and dining space.

## Features

- Rare opportunity in the heart of Rhiwbina
- Three-bedroom semi-detached home
- Requiring complete modernisation throughout
- Superb potential to extend and reconfigure (subject to planning permission)
- Generous rear garden
- Driveway providing off-road
- No onward chain
- Walking distance to Rhiwbina Village, local schools and excellent public transport links

### KITCHEN

9'5" x 13'6"

Located to the rear of the property with a window overlooking the garden and door providing access outside. Requiring complete replacement, the footprint offers excellent scope to create a contemporary kitchen, with potential to reconfigure by knocking through to the lounge, or extend subject to the necessary planning permissions.

**FIRST FLOOR**
LANDING
Providing access to all three bedrooms, the family bathroom and loft access.

**BEDROOM ONE**
8'9" x 13'10"
A generous double bedroom positioned to the front of the property with ample space for a range of bedroom furniture.

**BEDROOM TWO**
9'7" x 11'8"
A further well-proportioned double bedroom overlooking the rear garden.

**BEDROOM THREE**
8'5" x 9'1"
A comfortable single bedroom, ideal as a child's bedroom, nursery or home office.

**BATHROOM**
7'5" x 5'4"
Fitted with a three-piece suite The room now requires complete refurbishment and offers an opportunity to create a modern family bathroom.

**OUTSIDE**
FRONT
The property is approached via a driveway providing off-road parking, with mature planting and side access leading to the rear garden.

**REAR**
A generous enclosed rear garden offering excellent privacy and considerable potential for landscaping. The size of the plot also provides scope to extend the accommodation, subject to the necessary planning permissions.

**TENURE**
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**
Band F

3 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

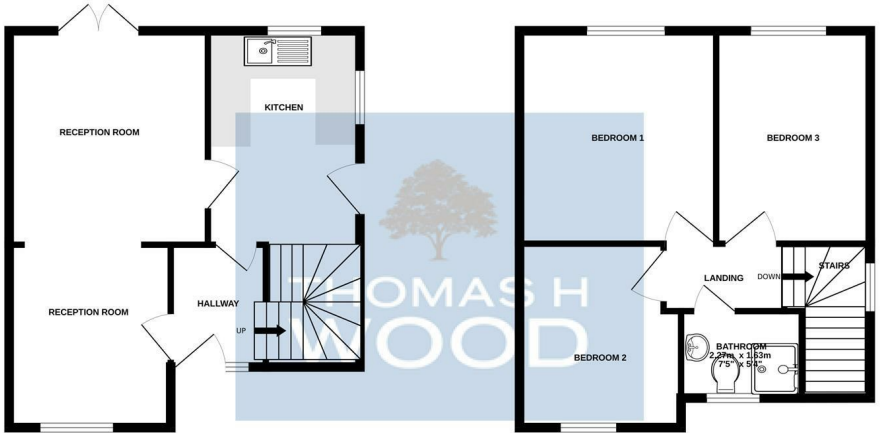
ENERGY RATING:

## Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 933.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:

GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.

1ST FLOOR
47.2 sq.m. (508 sq.ft.) approx.




3 BED SEMI

TOTAL FLOOR AREA : 92.2 sq.m. (993 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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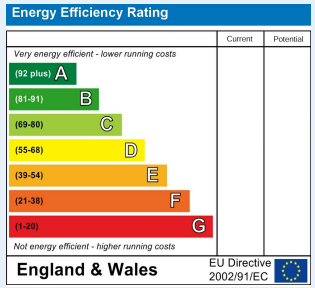
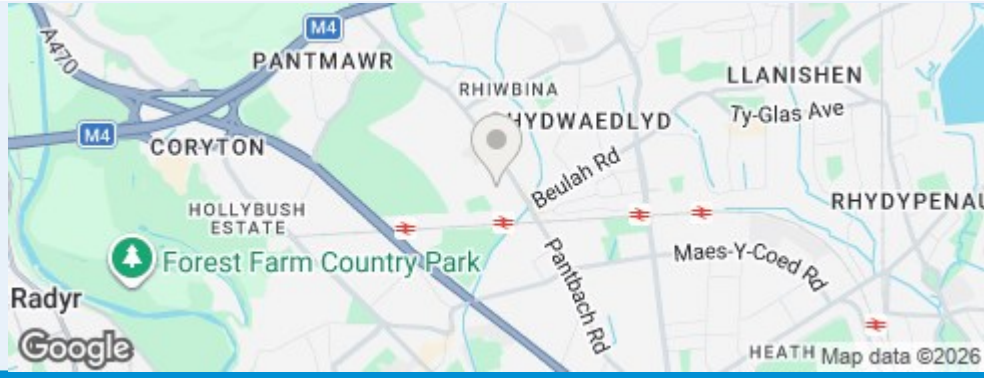
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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