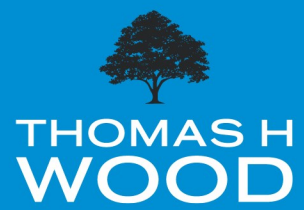




Heol Mabon,
Rhiwbina, Cardiff,
CF14 6RL



Asking Price
£395,000

2 Bedrooms
Bungalow - Semi Detached

Beautifully modernised and thoughtfully extended, this exceptional two-bedroom bungalow offers stylish, contemporary living within one of North Cardiff's most desirable residential locations. Finished to a high standard throughout, the property combines bright and spacious accommodation with practical everyday living, making it an ideal purchase for those looking for accommodation on one level. The heart of the home is the impressive rear extension, creating a superb open plan kitchen dining room and lounge that overlooks the delightful rear garden. A separate utility room provides valuable additional storage and workspace, whilst the tasteful décor throughout allows the next owners to move straight in with little or no work required.

The accommodation briefly comprises an entrance hallway, extended open plan kitchen, dining room, lounge plus separate utility room, two generous bedrooms and a stylish modern family bathroom. Externally, the property enjoys a delightful enclosed rear garden, providing an attractive and private outdoor space, perfect for relaxing and entertaining throughout the year. Rhiwbina remains one of Cardiff's most sought-after suburbs, renowned for its excellent community atmosphere, highly regarded schools, independent shops, cafés and restaurants. The property is conveniently positioned within walking distance of Rhiwbina Village and the train station, whilst also benefiting from



ACCOMODATION

ENTRANCE HALLWAY

A welcoming entrance hallway with laminate flooring, painted walls, smooth ceiling, doors leading to the principal ground floor accommodation. A bright and comfortable reception room featuring laminate flooring, painted walls, smooth ceiling, front aspect UPVC double glazed window and radiator with thermostatic radiator valve.

KITCHEN / DINING ROOM / LOUNGE
23'11" x 21'9"

An impressive extended open plan kitchen dining room and lounge, fitted with a comprehensive range of modern wall and base units complemented by ample work surface space. There is generous room for a family dining table, with French doors opening onto the rear garden to create an excellent space for entertaining and everyday living. Laminate flooring, painted walls, smooth ceiling, rear aspect UPVC double glazed window and radiator with thermostatic radiator valve.

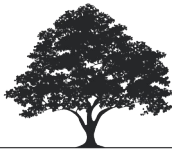


Features

- Beautifully Presented Two Bedroom Bungalow
- Thoughtfully Extended To The Rear
- Spacious Open Plan Kitchen, Diner and Lounge
- Separate Utility Room
- Modern Family Bathroom
- Delightful Enclosed Rear Garden
- Well Presented Throughout
- Walking Distance To Rhiwbina Village
- Close To The Excellent Public Transport Links
- Highly Regarded Schools And The Excellent Local Amenities

UTILITY ROOM

8'10" x 6'6"
A practical utility room providing additional storage, worktop space and plumbing for domestic appliances. Laminate flooring, painted walls, smooth ceiling and rear access door.



BEDROOM ONE

3'10" x 10'4"

A generous double bedroom with carpeted flooring, painted walls, textured ceiling, front aspect UPVC double glazed window and radiator with thermostatic radiator valve. Fitted wardrobes.

BEDROOM TWO

11'8" x 10'5"

A well-proportioned second bedroom with carpeted flooring, painted walls, smooth ceiling, rear aspect UPVC double glazed window overlooking the front aspect and radiator with thermostatic radiator valve. Fitted wardrobes.

SHOWER ROOM

A stylish shower room with a white three-piece suite comprising walk-in shower, low-level WC and wash hand basin. Tiled flooring, painted and part tiled walls, smooth ceiling, obscured UPVC double glazed window and heated towel rail.

OUTSIDE



FRONT

A low-maintenance forecourt with generous driveway and further scope for improvements.

REAR

A delightful enclosed rear garden offering a private and peaceful setting, thoughtfully designed to provide an attractive space for outdoor dining, relaxing and entertaining, with mature planting adding colour and interest throughout the seasons.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

**COUNCIL TAX
BAND E**



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



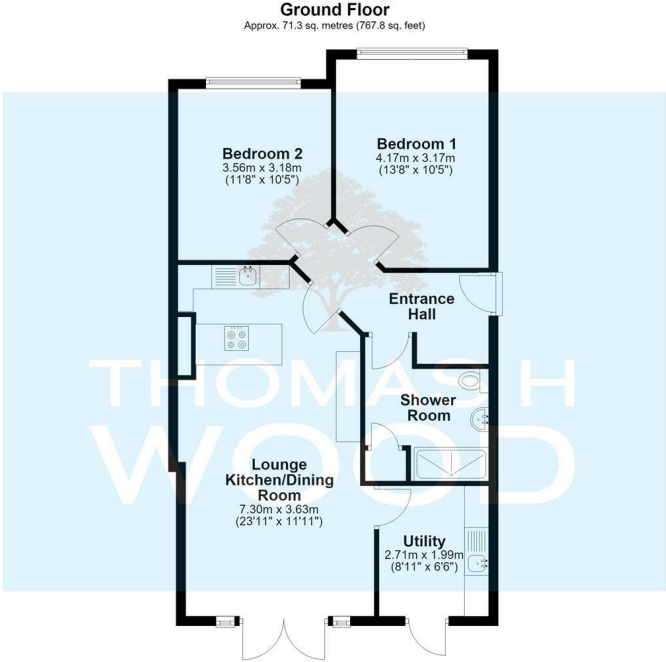
ENERGY RATING: C

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 767.80 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



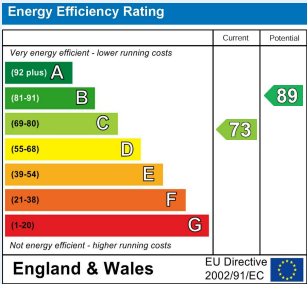




Total area: approx. 71.3 sq. metres (767.8 sq. feet)



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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