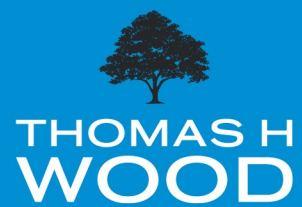




Heol Cae-Rhys,
Rhiwbina, Cardiff,
CF14 6AN



Asking Price
£450,000

2 Bedrooms
Bungalow - Detached

A much loved and well maintained two bedroom detached double bay fronted bungalow, positioned in the highly regarded suburb of Rhiwbina. The property offers well proportioned accommodation including two reception rooms, a conservatory, fitted kitchen, bathroom, detached garage and attractive landscaped gardens. The bungalow provides excellent potential for a purchaser looking to place their own stamp on a home in a prime residential location, with an in-and-out driveway and a landscaped rear garden designed for ease of maintenance.

Conveniently placed for Rhiwbina village, local shops, cafes, parks and open green spaces, with nearby schools including Rhiwbina Primary School, Llanishen Fach Primary School, Whitchurch High School and Llanishen High School. The area also offers local bus routes, Rhiwbina railway station and good access to Cardiff city centre, the A470, A48 and M4 motorway network.



PORCH

Entered via a UPVC panelled door with UPVC double glazed window to side and tiled flooring. Further access into the main hallway.

ENTRANCE HALLWAY

Entered via a UPVC double glazed door. Radiator, coving to ceiling, useful storage cupboards, access to loft space and doors leading to the main accommodation.

LOUNGE

15'11" x 11'10"

A bright front reception room with UPVC double glazed bay window to front, obscured UPVC double glazed window to side, radiator, coving to ceiling and feature gas coal effect fire with marble hearth and surround.

DINING ROOM

9'10" x 11'4"

A second reception room with gas coal effect fire set on a marble hearth with surround, radiator, coving to ceiling and UPVC sliding patio doors leading into the conservatory.

CONSERVATORY

11'1" x 10'9"

A pleasant addition to the rear of the property with UPVC double glazed window surround, UPVC French patio doors to side opening onto the patio area, UPVC double glazed roof, radiator and tiled flooring.



Features

- Two bedroom detached bungalow
- Sought-after Rhiwbina location
- Double bay frontage
- Two reception rooms
- Conservatory overlooking rear garden
- Attractive landscaped gardens
- In-and-out driveway
- Detached garage with electric door

KITCHEN

5'11" x 13'3"

Fitted with a range of wall and floor units with tiled splashback, space for freestanding electric cooker and oven, extractor hood, space for larder fridge and freezer, plumbing for washing machine, tiled floor, stainless steel sink and drainer with chrome mixer tap, UPVC double glazed window to rear and obscure glazed UPVC door leading into the rear porch.

BEDROOM ONE

13'1" x 11'6"

A good size double bedroom positioned to the front of the property with UPVC double glazed bay window, fitted wardrobes, radiator and coving to ceiling.



BEDROOM TWO

9'11" x 11'0"

UPVC double glazed window to side, built-in wardrobe, radiator and coving to ceiling.

SHOWER ROOM

Fitted with a white suite comprising low-level WC, vanity wash hand basin with chrome taps and clear glass/chrome shower cubicle with chrome mixer shower. Fully tiled walls and floor, coving to ceiling, obscure UPVC double glazed window to side and chrome heated towel rail.

REAR PORCH

UPVC double glazed windows to rear and side, tiled floor, fitted worktop with drawers beneath and UPVC door leading onto the patio area.

OUTSIDE**FRONT**

Attractive frontage with in-and-out driveway providing off-road parking, mature shrub borders, established plants and flower beds.

REAR

A well maintained and landscaped rear garden arranged with paved steps leading onto a patio seating area, level lawn, decorative chipping area, well stocked borders, mature trees and shrubbery. Side access leads to the detached garage. The garden is enclosed and designed with low maintenance in mind. There is also an outside storage cupboard housing the combi boiler.

DETACHED GARAGE

Accessed via an electric up-and-over door. UPVC double glazed windows to side and rear, power supply and sockets.

TENURE

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

COUNCIL TAX

Band F

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1017.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



2 BEDROOMS



1 BATHROOMS

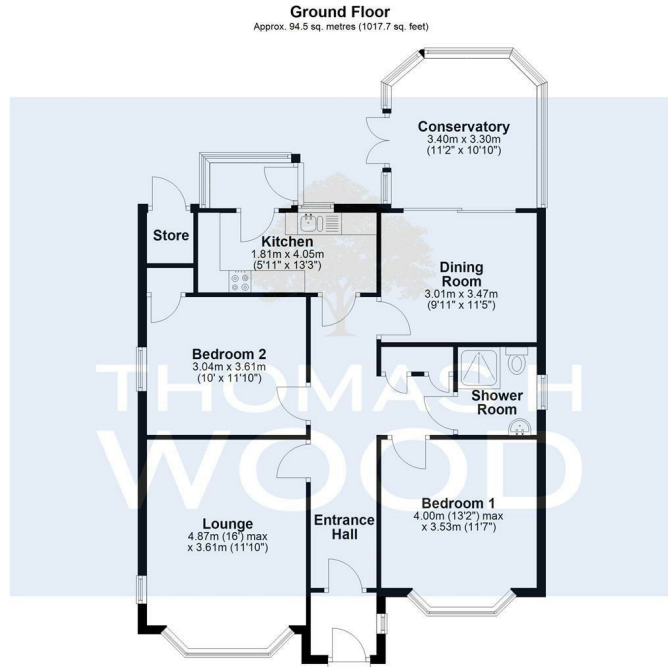


2 RECEPTION ROOMS



ENERGY RATING: C



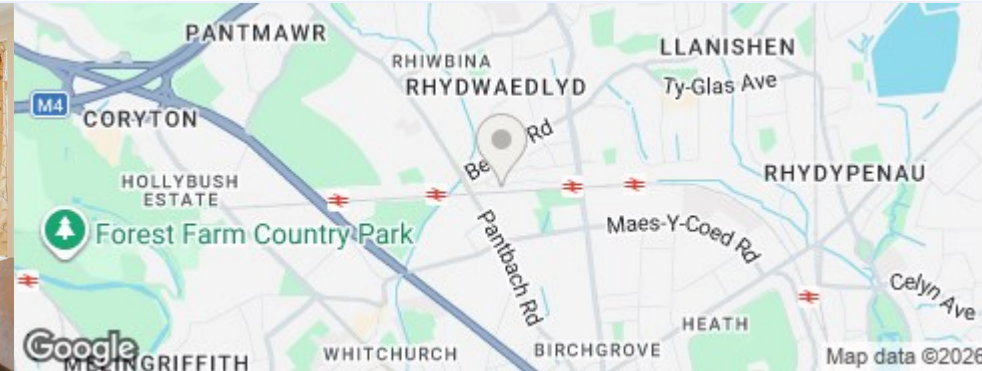


Total area: approx. 94.5 sq. metres (1017.7 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	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	



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