

# Waunfawr Road

RHIWBINA, CARDIFF, CF14 4SJ

**OFFERS OVER £389,950**

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# Waunfawr Road

Situated on the sought-after Waunfawr Road in the heart of Rhiwbina, this well-presented three-bedroom property offers generous and well-balanced accommodation throughout.

The ground floor comprises an inviting entrance hallway, a bay-fronted lounge with working fireplace, a separate sitting/dining room with patio doors opening to the rear garden, and a fitted kitchen with the benefit of a separate utility room and downstairs WC.

To the first floor are three bedrooms, including two with built-in wardrobes, along with a family bathroom.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden featuring a patio, lawn and mature planting.

Conveniently located for local amenities, schools and transport links, this home offers an excellent opportunity in a popular residential area.

Please note that this property is LEASEHOLD with 905 years remaining.



**1061.00 sq ft**

#### Entrance

The property is entered via a small storm porch with a PVC front door featuring a double-glazed obscure glass central panel. The porch leads through to the main hallway.

#### Hallway

Hallway with parquet flooring, radiator, stairs rising to the first floor and a covered understairs storage area.

#### Lounge

To the front of the property, the living room benefits from a double-glazed bay window, radiator and picture rail. There is a working welsh slate fireplace with surround, tiled backing and tiled hearth.

#### Sitting/Dining Room

Located to the rear, the sitting/dining room has double-glazed patio doors opening to the garden, wooden flooring, two radiators and a gas fireplace.

#### Kitchen

The kitchen has double-glazed windows to the side and rear, tiled walls and tiled flooring. Fitted with laminate work surfaces, stainless steel sink and drainer, integrated four-ring gas hob, oven, grill and combi unit, as well as an integrated dishwasher. Radiator.

#### Utility Room

Accessed from the kitchen, with double-glazed window to the rear and PVC door with double-glazed obscure top panel. Tiled flooring, laminate work surface and space with plumbing for a washing machine, dishwasher and tumble dryer.

#### Downstairs WC

With double-glazed obscure window to the rear, WC and wash hand basin. Tiled walls and tiled floor.

#### First Floor Landing

Landing with double-glazed window to the side, wooden banisters and a storage cupboard housing the Gas Combi Boiler

#### Bedroom One

Double bedroom with double-glazed bay window to the front, radiator, picture rail and built-in wardrobe.

#### Bedroom Two

Double-glazed window to the rear, picture rail, built-in wardrobe and radiator.

#### Bedroom Three

Double-glazed window to the rear, picture rail, radiator and hatch providing access to the loft.

#### Bathroom

Bathroom with double-glazed obscure window to the rear, tiled walls and tiled floor. Walk-in shower, wash hand basin, WC and heated towel rail.

#### Outside

##### Front

Large concrete parking area. Low wall boundary with the neighbouring property to the right and open boundary to the left. Level with pavement.

##### Rear Garden

South facing rear garden with a small patio area leading to a large lawn. Mature flower beds along one side, wooden fencing to both sides and rear. Cold water tap, shed at the rear of the garden with power and a small paved area suitable for decking. There are also two external power points.

#### Lease Information

LEASEHOLD WITH 905 YEARS REMAINING

GROUND RENT £3.50

NO SERVICE CHARGE

#### Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

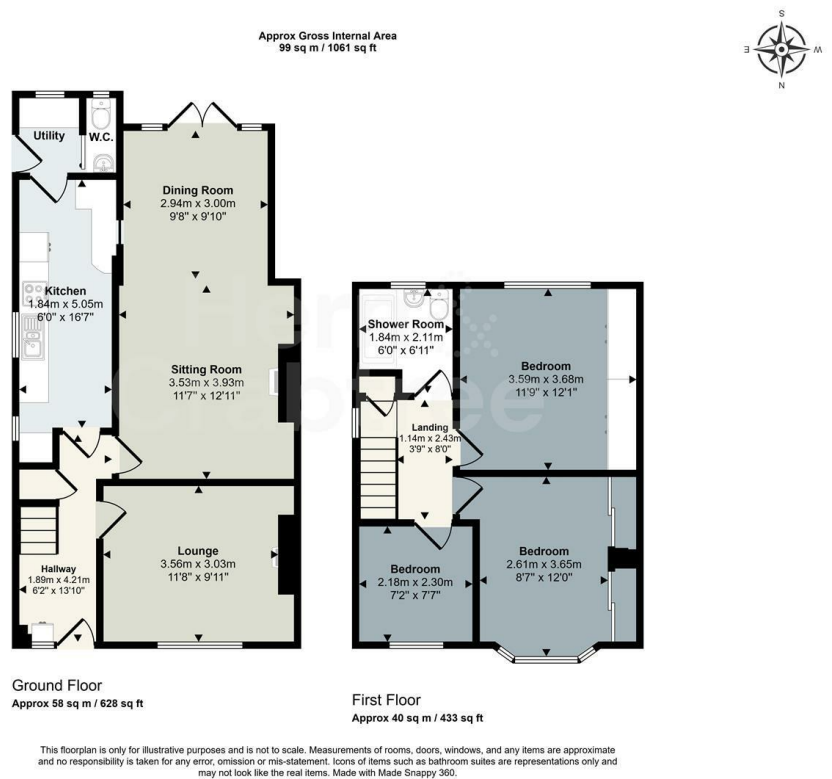
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AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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