



**Heol Ifor, Cardiff CF14 1SZ**



**welcome to**

## **Heol Ifor, Cardiff**

On the outskirts of Rhiwbina is this well-presented double bay fronted detached bungalow. With an abundance of internal accommodation, garage and well-presented front and rear gardens it is an excellent choice for those looking to downsize or for ground floor living.



### Entrance Hallway

Wood block flooring under carpet, combi boiler in cupboard, radiator

### Bedroom One

11' 7" plus bay x 11' 5" ( 3.53m plus bay x 3.48m )  
Double glazed bay window to front, fitted wardrobes, radiator.

### Bedroom Two

10' 8" plus bay x 10' 4" ( 3.25m plus bay x 3.15m )  
Double glazed bay window to front, fitted wardrobes, radiator.

### Study

10' 8" x 7' 7" ( 3.25m x 2.31m )  
Wood block flooring, double glazed window to the side, radiator

### Shower Room

#### Lounge

11' 5" x 10' 4" ( 3.48m x 3.15m )  
Wood block flooring, electric fireplace, door to kitchen, double glazed window to the side, radiator

### Living Room

12' into alcove x 15' 8" ( 3.66m into alcove x 4.78m )  
Fireplace, glass double doors to dining room, double glazed window to the side, radiator

### Kitchen

Fitted with wall and base units, work surface, dual sink with drainer, induction hob with cooker hood, integral oven, built in fridge freezer. Archway to dining room, double glazed window to rear.

### Dining Room

6' 8" x 10' 5" ( 2.03m x 3.17m )  
Door to the garden, double glazed window to the side and rear, radiator

### Front Garden

Driveway for several cars, side access, planted area.

### Rear Garden

Patio area, chippings, planted borders selection of shrubs and mature bushes, side access.

### Garage

Power and light



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## **Heol Ifor, Cardiff**

- Detached Double Bay Fronted Bungalow
- Three Reception Rooms and Study
- Two Double Bedrooms with Built in Wardrobes
- Shower Room with Three Piece Suite
- Large Driveway and Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109341 - 0014

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