



Heol Lewis,  
Rhiwbina, Cardiff,  
CF14 6QE



Offers In Excess Of  
£425,000

3 Bedrooms  
House - Semi-Detached

A beautifully presented three bedroom semi detached home, ideally located on the ever popular Heol Lewis in the heart of Rhiwbina. This superb family home offers a wonderful balance of traditional character and modern living, with two well proportioned reception rooms providing flexibility for both relaxing and entertaining. The property has been tastefully maintained throughout, creating a warm and inviting feel from the moment you step inside. To the rear, the garden is a real highlight. Thoughtfully landscaped and well established, it features a charming pergola seating area, perfect for outdoor dining and socialising during the warmer months. Positioned within a quiet residential setting, yet just a short distance from Rhiwbina Village, this home is ideally suited to families and buyers seeking a strong sense of community alongside excellent amenities, schooling and transport connections.



### ENTRANCE HALLWAY

Via composite door to hallway. Doors to all rooms and stairs rising to the first floor.

### DINING ROOM

12'11" x 11'4"

A welcoming and comfortable living space to the front, with parquet flooring, creating a warm and characterful environment.

### LOUNGE

11'0" x 13'1"

A versatile second reception room overlooking the rear garden, ideal as a family room or dining space, filled with natural light and offering direct connection to the outside.

### KITCHEN

7'10" x 9'10"

A modern and well designed kitchen fitted with a range of wall and base units, offering practical workspace and a pleasant rear aspect, with clean finishes and a functional layout.



## Features

- Three Bedroom Semi Detached Home
- Two Reception Rooms Offering Flexible Living
- Modern Fitted Kitchen
- Ground Floor WC
- Beautifully Maintained Rear Garden With Pergola Seating Area
- Driveway Parking And Garage
- Quiet And Sought After Rhiwbina Location
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities

### W.C.

5'10" x 2'5"

A useful ground floor cloakroom fitted with essential sanitary ware, finished in a simple and practical style.

### FIRST FLOOR

#### BEDROOM ONE

11'1" x 13'1"

A generous principal bedroom with a rear aspect, complete with wardrobes and a calm, neutral finish.



**BEDROOM TWO**

11'1" x 11'5"

A spacious double bedroom with a front aspect, offering excellent proportions and natural light.

**BEDROOM THREE**

9'0" x 8'2"

A well proportioned third bedroom, ideal as a nursery, home office or single bedroom, with a pleasant outlook.

**BATHROOM**

7'8" x 5'6"

A contemporary family bathroom fitted with a modern suite including bath with shower over, finished with tiled walls and a clean presentation.

**OUTSIDE****FRONT**

A neat and well maintained front garden laid to lawn with a pathway leading to the entrance, complemented by driveway parking to the side providing access to the garage.

**REAR**

A beautifully maintained and established rear garden offering a high degree of privacy, predominantly laid to lawn with mature planting and a standout pergola seating area, creating an ideal space for outdoor dining and entertaining.

**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: sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



3 BEDROOMS



2 BATHROOMS

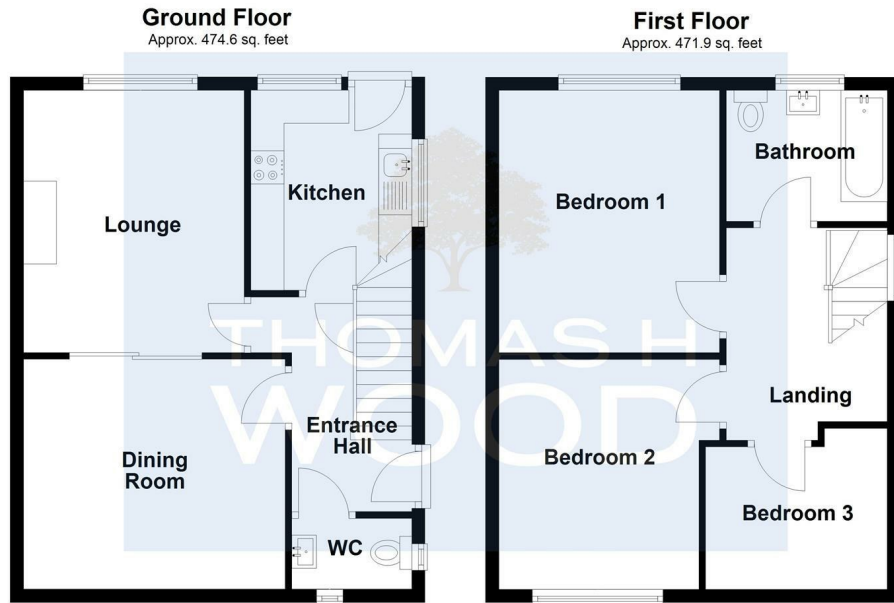


2 RECEPTION ROOMS



ENERGY RATING: D





Total area: approx. 946.6 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
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>		68	78
(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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