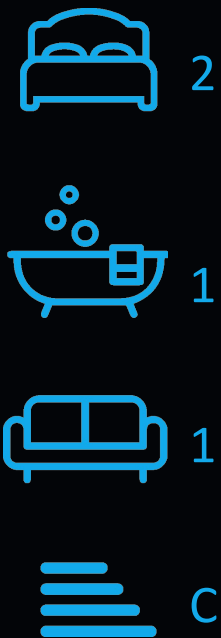




26 Heol Mabon,
Rhiwbina, Cardiff
CF14 6RL

£400,000
Bungalow - Semi Detached
2 Bedrooms

Tenure - Freehold
Floor Area - 743.00 sq ft
Current EPC Rating - C75
Potential EPC Rating - B81



An exciting opportunity to acquire this fully refurbished two bedroom semi-detached bungalow in the ever-popular Heol Mabon. Immaculately presented, this turn key solution has been thoughtfully modernised to a high standard and features a stylish fitted kitchen with quartz work surfaces, a spacious lounge with roof lantern, contemporary shower room, and two generous bedrooms. Externally, it boasts a stunning landscaped rear garden and a driveway providing off-road parking. To be sold with no onward chain, the property is ideally located close to the excellent public transport links, highly regarded schools and the excellent local amenities.

HALLWAY

Spacious entrance hallway with tiled flooring, providing access to all principal rooms.

LOUNGE

4.00m x 4.14m (13'1" x 13'6")
Generous reception room with roof lantern feature allowing excellent natural light, wood block flooring, painted walls, and smooth ceiling. Feature fireplace and opening to;

KITCHEN/DINER

5.84m x 2.87m (19'1" x 9'4")
A beautifully appointed modern kitchen fitted with a range of wall and base units, quartz work surfaces, integrated appliances, and space for dining. Rear aspect window and door, plus sliding doors opening to the garden.

SHOWER ROOM

2.29m x 2.22m (7'6" x 7'3")
A stunning shower room with walk-in shower enclosure, vanity wash hand basin, and WC. Tiled walls, tiled flooring, and UPVC window.

BEDROOM ONE

3.17m x 3.71m (10'4" x 12'2")
Generous double bedroom overlooking the garden with carpeted floor, painted walls, and smooth ceiling.

BEDROOM TWO

3.19m x 4.17m (10'5" x 13'8")
A further spacious double bedroom with front aspect window, carpeted floor, painted walls, and smooth ceiling.

OUTSIDE

FRONT

To the front, a low maintenance garden and driveway with ample off-road parking.

REAR

To the rear, a stunning landscaped garden with lawn and patio areas. Single garage with up and over door.

COUNCIL TAX

Band E

