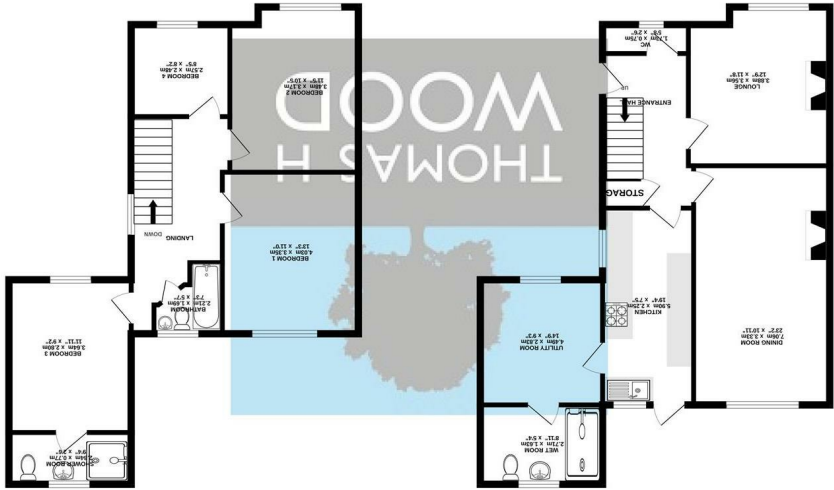


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and should be used as a guide only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR
67.4 sq.m. (725 sq.ft.) approx.
1ST FLOOR
58.8 sq.m. (633 sq.ft.) approx.

To book a viewing call 02920 626252

thomashwood.com



Clos Fach,
Rhiwbina, Cardiff,
CF14 6QS

A versatile four-bedroom family home offering generous living accommodation throughout. The property has been extended by the current owners to provide a superb layout including a lounge, sitting room, spacious kitchen, utility room, ground floor wet room and WC. Upstairs, there are four bedrooms, including an ensuite to the and a family shower room. Externally, the property benefits from ample off-road parking to the front and an enclosed rear garden with paved patio and artificial lawn — perfect for entertaining or family use. The property would benefit from some modernisation but offer great potential to create a modern family home. Ideally located and close to the excellent amenities, highly regarded schools and major transport links. To be sold with no onward chain.



ENTRANCE
Entered via uPVC front door into a tiled hallway with doors to all ground floor rooms and stairs to the first floor.

W.C.
5'8" x 2'5"
Low-level WC, painted walls, wall-mounted consumer unit and meters, and uPVC window to front aspect.

SITTING ROOM
12'8" x 11'8"
Overlooking the front aspect of the property with laminate flooring, papered walls, smooth ceiling, feature fireplace, radiator with TRV, and uPVC window.

LOUNGE/DINER
10'11" x 23'1"
A generous principal reception room with laminate flooring, painted walls, smooth ceiling with spotlights, vaulted roof window, and uPVC French doors with fitted blinds leading to the rear garden. Radiator with TRV.

KITCHEN
7'4" x 19'4"
Fitted with a range of wall and base units with contrasting work surfaces over. Four-ring gas hob with extractor above, space for appliances, uPVC windows to side and rear aspects, fully glazed uPVC door to rear garden, vaulted ceiling with roof window, and spotlights.



Features

- Spacious four-bedroom family home
- Two large reception rooms
- Utility room, ground floor wet room and WC
- Ample off-road parking to the front
- Enclosed rear garden with patio and artificial lawn
- Versatile layout ideal for families or multi-generational living
- Sought-after location with excellent transport links
- Viewing highly recommended
- No Onward Chain

UTILITY ROOM
9'3" x 14'8"
A versatile room with tiled floor, painted walls, smooth ceiling, and wall-mounted Ideal Logic combination boiler. Radiator with TRV and ample space for appliances or storage.

WET ROOM
8'10" x 5'4"
A ground floor wet room comprising low-level WC, pedestal wash hand basin, and shower cubicle with chrome mixer shower. Fully tiled walls, radiator with TRV, and uPVC window.



FIRST FLOOR
LANDING
Carpeted staircase to landing with doors to all rooms, uPVC window to side aspect, and access to loft.

BEDROOM ONE
10'4" x 11'5"
Overlooking the front and quiet cul-de-sac with carpeted floor, painted and papered walls, smooth ceiling, uPVC window, and radiator with TRV.

BEDROOM TWO
10'11" x 13'2"
A spacious double bedroom overlooking the rear aspect with carpeted floor, papered walls, smooth ceiling, fitted wardrobe, uPVC window, and radiator with TRV.

BEDROOM THREE
9'2" x 11'11"
Front aspect with laminate flooring, papered walls, smooth ceiling with spotlights, uPVC window, and radiator with TRV.

ENSUITE
2'6" x 9'3"
Comprising shower cubicle, pedestal wash hand basin, and low-level WC. Tiled walls, radiator, and uPVC window to rear aspect.

BATHROOM
7'3" x 5'6"
A three-piece suite comprising low-level WC, pedestal wash hand basin, and panelled bath with electric shower over. Fully tiled walls and floor, chrome towel radiator, and uPVC window to rear.

BEDROOM FOUR
8'1" x 8'5"
Front aspect with laminate flooring, painted walls, smooth ceiling, radiator with TRV, and uPVC window.

OUTSIDE
FRONT
Ample off-road parking with paved driveway and boundary fencing.

REAR
An enclosed rear garden with patio area and low-maintenance artificial lawn. Wooden fencing to perimeter, providing a private and secure outdoor space ideal for family use 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: 1358.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B



-  4 BEDROOMS
-  2 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: C