



Heol Llangan,
Rhiwbina, Cardiff,
CF14 6DE



£540,000

3 Bedrooms
Bungalow - Detached

A rare opportunity to acquire a beautifully cared for three bedroom detached bungalow set within the highly sought after suburb of Rhiwbina, offering spacious and versatile accommodation and occupying a generous plot with a landscaped rear garden. 10 Heol Llangan has been within the same family for approximately 52 years and has been maintained to an exceptionally high standard. It is immediately evident that the home has been cherished and carefully looked after over the decades, creating a warm and welcoming property that now presents an exciting opportunity for its next chapter. Internally, the property offers generous living accommodation typical of bungalows of this era, including a bright and spacious reception room, three bedrooms and a fitted kitchen with adjoining utility space. French doors provide natural light to fill the principal reception room and direct access to the rear garden. The bungalow is approached via a driveway providing off road parking and access to a single garage with power and lighting. To the rear, the garden has been thoughtfully landscaped and is a particularly attractive feature of the home. The garden includes a pond, patio seating areas and a beautifully maintained lawn with established planting, creating a peaceful and private setting ideal for relaxing or entertaining. The property is conveniently positioned close to the villages of Rhiwbina and Whitchurch, the excellent public transport links, highly regarded schools and the excellent local amenities. To be sold with no onward chain.



ENTRANCE HALL

A welcoming central hallway forming the heart of the bungalow with staircase rising to the first floor and doors leading to the principal ground floor rooms, finished with carpeted flooring, papered walls and papered ceiling.

SITTING ROOM/BEDROOM THREE

10'9" x 12'7"

A versatile reception room currently used as a second sitting room but equally suited as a bedroom, featuring a gas fire with surround, carpeted flooring, papered walls and papered ceiling with coving, UPVC window with fitted blind and radiator with TRV.

LOUNGE

18'11" x 18'7"

A particularly spacious principal reception room offering excellent living and dining space, centred around a feature electric fire with tiled hearth and surround and a recessed area suitable for a dining table and chairs, finished with carpeted flooring, papered walls and papered ceiling with coving and French doors opening directly onto the rear garden.

KITCHEN

7'1" x 17'1"

Fitted with a range of wall and base units with work surfaces over incorporating an electric hob with oven and grill, with space for a breakfast table and chairs, tiled flooring, tiled walls, radiator with TRV and door leading to the utility room.



Features

- Detached three bedroom bungalow
- Cherished family home for approximately 52 years
- Beautifully maintained throughout
- Spacious and versatile accommodation
- Landscaped rear garden with pond feature
- Driveway providing off road parking
- Single garage with power and lighting
- Excellent potential for modernisation or further enhancement
- Sought after Rhiwbina location

UTILITY ROOM

6'7" x 10'1"

A useful additional working space providing front to rear access with tiled flooring, tiled and papered walls and sloping ceiling with Velux window, together with access to the ground floor WC and external access to the garden.

W.C.

3'10" x 2'3"

Convenient ground floor cloakroom fitted with low level WC and useful built in storage cupboard, finished with tiled flooring and painted walls.



BEDROOM ONE

10'7" x 13'2"

A generous double bedroom positioned to the front of the property featuring a UPVC bay window with fitted blinds and an extensive range of fitted wardrobes with integrated dressing table, together with carpeted flooring, papered walls, papered ceiling with coving and radiator with TRV.

BATHROOM

7'0" x 6'5"

A well appointed shower room fitted with a three piece suite comprising low level WC, wash hand basin set within a vanity unit with storage and a corner shower with chrome mixer shower, complemented by tiled flooring, fully tiled walls, UPVC window with fitted blind and radiator with TRV.

FIRST FLOOR**LANDING**

Stairs rise to the first floor landing with carpeted flooring, papered walls and papered ceiling with Velux window providing natural light and doors leading to the first floor rooms.

BEDROOM TWO

10'5" x 12'6"

A good size double bedroom enjoying a pleasant rear aspect with exposed ceiling beams adding character, UPVC window overlooking the rear garden, carpeted flooring, papered walls and radiator with TRV.

W.C.

3'1" x 4'9"

First floor cloakroom fitted with low level WC and corner wash hand basin, finished with carpeted flooring, wood panelled and papered walls.

BATHROOM

6'1" x 8'7"

A spacious bathroom serving the first floor accommodation fitted with a corner bath and pedestal wash hand basin, complemented by, wood panelled walls, papered ceiling and useful eaves storage cupboard with combi boiler. Full height door to main loft space.

OUTSIDE**FRONT**

A generous block paved driveway providing off road parking and access to the single garage, mature hedging and established planting creating an attractive frontage with steps leading to the entrance of the property.

REAR**REAR**

A beautifully maintained and landscaped rear garden with paved patio seating areas, immaculate lawn, established borders and a pond feature, together with a potting shed and single garage with power and lighting creating a peaceful and private outdoor setting.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band



3 BEDROOMS



2 BATHROOMS



1 RECEPTION ROOMS



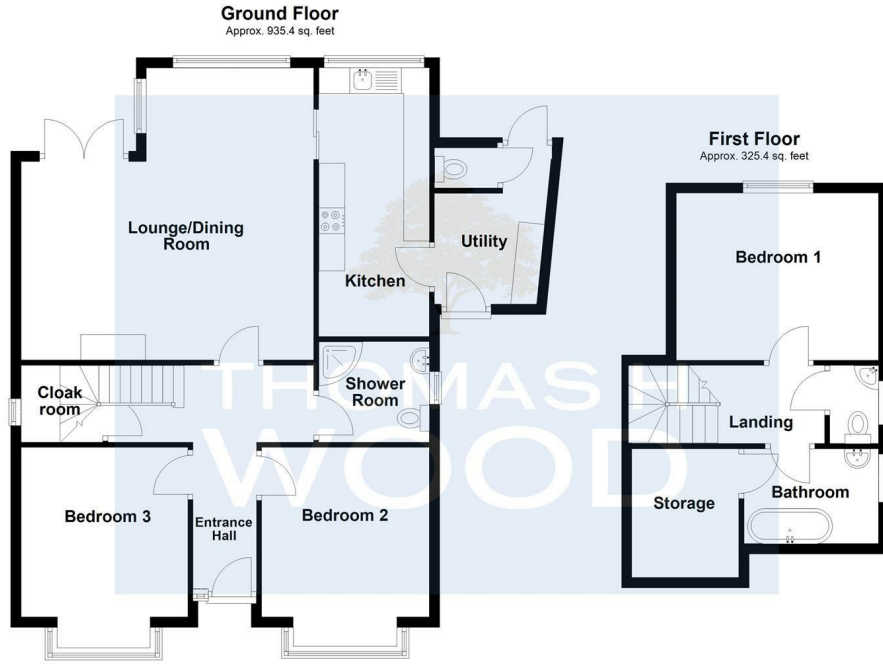
ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1260.90 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C







Total area: approx. 1260.9 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 are 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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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