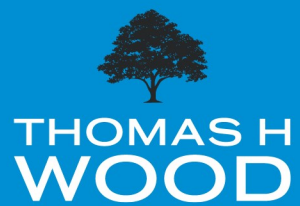




Heol Hendre,
Rhiwbina, Cardiff,
CF14 6PL



Offers In Excess Of
£350,000

3 Bedrooms
House - Semi-Detached

This well-presented three bedroom semi-detached home offers spacious and versatile living accommodation, including two reception rooms and a bright south facing rear garden. Located in a sought-after residential area, the property benefits from off-road parking and convenient access to excellent public transport links, highly regarded schools and the excellent local amenities.



HALLWAY

Welcoming entrance hallway providing access to both reception rooms and staircase to the first floor.

LIVING ROOM

11'6" x 11'5"

Spacious reception with front aspect window, carpet flooring, painted walls, and painted ceiling.

DINING ROOM

13'1" x 10'11"

Well-proportioned second reception room with outlook over the rear garden, laminate flooring, painted walls, and painted ceiling.

KITCHEN

7'4" x 9'10"

Fitted with a range of wall and base units with work surfaces, tiled splashbacks, rear aspect window, tiled flooring, and painted ceiling.



Features

- SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- IN NEED OF UPDATING
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

W.C.

5'7" x 2'4"

Ground floor cloakroom with low level WC and wash hand basin vanity unit. UPVC windows to front and side, radiator panel, wood block flooring, and tiled walls.

LANDING

Reached via carpeted staircase to spacious landing. Doors to all rooms, airing cupboard housing modern Worcester combination boiler, loft access with pull-down ladder (partially boarded).



BEDROOM ONE

10'8" x 13'1"

Generous double bedroom with rear aspect window, carpet flooring, painted walls, and painted ceiling.

BEDROOM TWO

11'0" x 11'6"

Double bedroom with front aspect window overlooking the garden, carpet flooring, painted walls, and painted ceiling.

BEDROOM THREE

8'4" x 7'0"

Single bedroom with front aspect window, carpet flooring, painted walls, and painted ceiling. Fitted cupboard with shelving.

BATHROOM

7'4" x 5'10"

Fitted with a modern suite comprising bath with overhead shower, wash hand basin, and WC. Tiled walls, tiled flooring, and painted ceiling.

Exterior

OUTSIDE

FRONT

To the front is a driveway providing ample off-road parking. Single garage with up and over door. Gate to the rear,

REAR

The south facing rear garden is mainly laid to lawn with a patio area, offering an excellent space for outdoor entertaining.

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 657.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



3 BEDROOMS



1 BATHROOMS

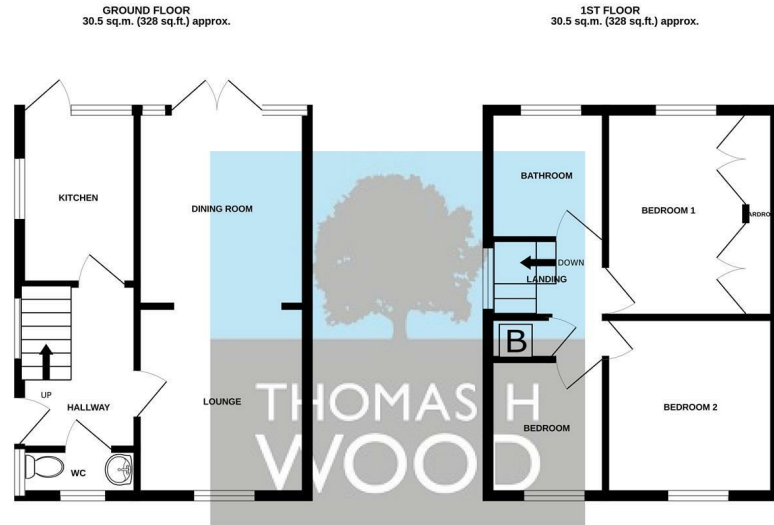


2 RECEPTION ROOMS



ENERGY RATING: D



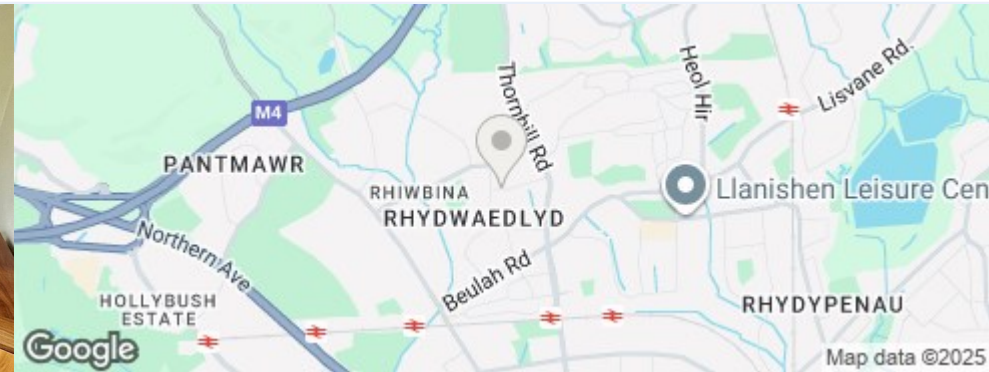


3 BED SEMI DETACHED
TOTAL FLOOR AREA : 61.0 sq.m. (657 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepx C2025



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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(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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