



**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 here, measurements of doors, windows, rooms and any other items are approximately as taken to any error, omission or mis-statement. 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.

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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-69)	D	
(70-85)	C	
(86-100)	B	
(101-120)	A	
Very energy efficient - lower running costs		
Current	Potential	

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Offers In Excess Of  
£350,000  
House - Semi-Detached  
2 Bedrooms



**Tenure - Freehold**

**Floor Area - 657.00 sq ft**

**Current EPC Rating - null**

**Potential EPC Rating - null**



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**

3.52m x 3.50m (11'6" x 11'5")

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

#### **DINING ROOM**

3.99m x 3.34m (13'1" x 10'11")

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

#### **KITCHEN**

2.25m x 3.01m (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.

#### **W.C.**

1.72m x 0.72m (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**

3.27m x 4.00m (10'8" x 13'1")

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

#### **BEDROOM TWO**

3.37m x 3.52m (11'0" x 11'6")

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

#### **BEDROOM THREE**

2.56m x 2.15m (8'4" x 7'0")

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

#### **BATHROOM**

2.25m x 1.78m (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



