

**IIAM3** 

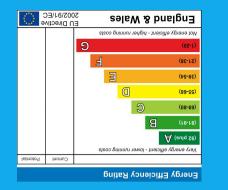
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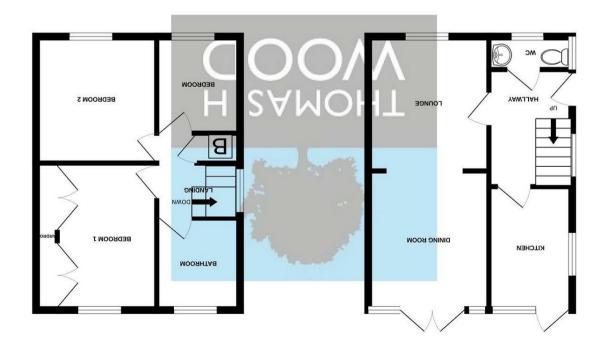
**WEBSITE** 

moo.boowdsemodj.www



# 1ST FLOOR 30.5 sq.m. (328 sq.ft.) approx.

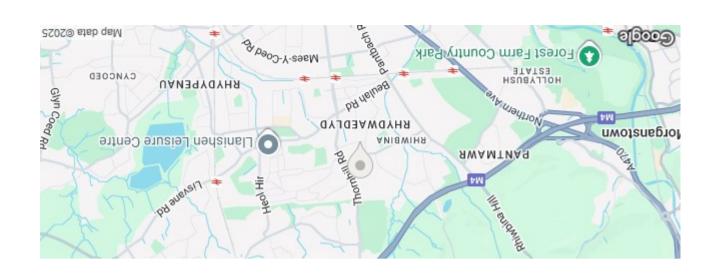
#### 30.5 sq.m. (328 sq.ft.) approx. **GROUND FLOOR**



#### 3 BED SEMI DETACHED

# TOTAL FLOOR AREA: 61.0 sq.m. (657 sq.ft.) approx.

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37 Heol Hendre, Rhiwbina, Cardiff CF14 6PL Offers In Excess Of £350,000 House - Semi-Detached

2 Dadrooms

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 Generous double bedroom with rear aspect window, carpet a sought-after residential area, the property benefits from offroad 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")

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











