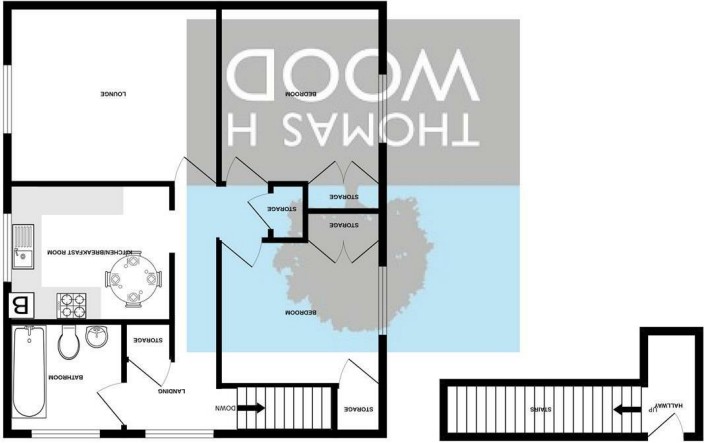


These every day items have been taken to ensure the accuracy of the measurements. Measurements of rooms, walls, floors and ceilings are approximate and should be used as a guide only. Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.



1ST FLOOR
72.8 sq.m. (783 sq.ft.) approx.

GROUND FLOOR
7.5 sq.m. (81 sq.ft.) approx.

To book a viewing call 02920 626252

thomashwood.com



Blaen-Y-Coed,
Rhiwbina, Cardiff,
CF14 6LL

A beautifully presented and spacious first-floor apartment situated on this quiet and peaceful street in Rhiwbina, offering well-balanced accommodation, private parking and a rare large rear garden. The property features two generous bedrooms, a bright lounge, modern kitchen, contemporary bathroom and excellent storage throughout. With a long lease and minimal annual charges, this home is ideal for first-time buyers, downsizers or those seeking stylish, low-maintenance living close to the excellent public transport links, highly regarded schools and the excellent local amenities.



ENTRANCE HALL
Entered via a private ground-floor entrance hall with space for coats and shoes, tiled floor, painted walls and stairs leading to the first-floor hallway.

LANDING/INNER HALLWAY
A welcoming landing area with carpeted floor, painted walls, smooth ceiling and doors with two large storage cupboards.

LOUNGE
12'9" x 15'8"
A generous front-aspect reception room with carpeted floor, painted walls, smooth ceiling, radiator and a large UPVC double-glazed window allowing excellent natural light.

KITCHEN/DINING
7'4" x 19'4"
A modern kitchen fitted with gloss white wall and base units and contrasting work surfaces, with integrated oven, induction hob, white ceramic sink, space for freestanding appliances, ceramic tiled floor, painted walls, smooth ceiling, large UPVC window and space for a dining table.



Features

- First-Floor Apartment
- Modern features throughout
- Spacious rooms
- Two bedrooms
- Private parking
- Large rear garden
- Great location with easy access to M4
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities
- Viewings highly recommended

BEDROOM ONE
10'4" x 11'5"
A spacious front-aspect double bedroom with carpeted floor, painted walls, smooth ceiling, UPVC window, radiator and integrated wardrobe.

BEDROOM TWO
9'10" x 11'1"
A further double bedroom overlooking the rear aspect with carpeted floor, painted walls, smooth ceiling, UPVC window, radiator and two integrated wardrobes.



BATHROOM
7'2" x 5'6"
A contemporary three-piece suite comprising panelled bath with shower over, low-level WC, wash basin set into vanity storage, wall-mounted mirrored unit, white metro-tiled walls, tiled floor and frosted UPVC window.

OUTSIDE
GARDEN
A superb and generous private rear garden featuring a spacious decked area, lawn, shed and additional front garden with lawn and planting space.

PARKING
One private allocated parking space, with further on-street parking for visitors.

TENURE
LEASEHOLD
Terms of Lease · 147 years remaining
Annual building insurance: £265 per annum (Coffin management)
Ground rent: Peppercorn





Under management company, flats cannot be let out to tenants.

COUNCIL TAX
Band D

Information

- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 743.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



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