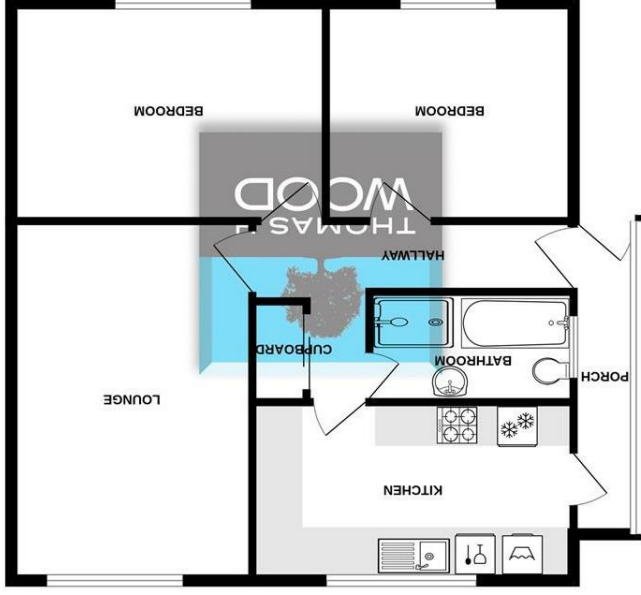
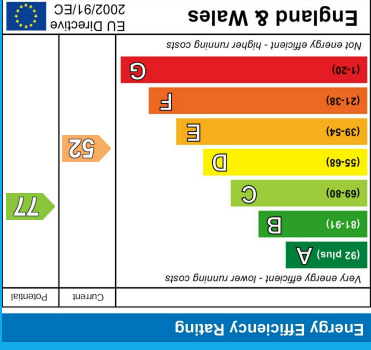


2 BEDROOM
TOTAL FLOOR AREA : 74.5 sqm. (800 sq.ft.) approx.



GROUND FLOOR
74.3 sq.m. (800 sq.ft.) approx.



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91 Heol Briwnant,
Rhiwbina, Cardiff
CF14 6QH

Asking Price £169,950
Maisonette
2 Bedrooms

Tenure - Leasehold

Floor Area - 800.00 sq ft

Current EPC Rating - E52

Potential EPC Rating - C77



Situated in a peaceful residential area of Rhiwbina, this superbly presented two-bedroom first-floor maisonette has been fully modernised and is offered to the market for cash buyers only, due to approximately 40 years remaining on the lease.

The property offers light and spacious accommodation, including a private entrance, a well-appointed living room, a stylish modern kitchen, two generous bedrooms, and a contemporary bathroom. The home also benefits from gas central heating and double glazing throughout.

To the rear, there is a beautifully landscaped private garden, offering a quiet and enclosed outdoor space perfect for relaxing or entertaining. The property also includes a garage, providing secure storage or parking.

Heol Briwnant is conveniently located close to the amenities of Heol Llanishen Fach and Rhiwbina village, with easy access to Whitchurch and Llanishen. There are excellent public transport links nearby, including bus services and Rhiwbina train station, offering direct routes into Cardiff city centre.

The area is well served by reputable local schools including Rhiwbina Primary School, Llanishen Fach Primary and Whitchurch High School, making it a great choice for both first-time buyers and downsizers.

ENTRANCE

Stairs leading up to entrance, double glazed PVC obscured panel door into:

PORCH

Double glazed PVC windows to the front and side, inner door to the hallway and second inner door to the kitchen.

HALLWAY

Carpeted floor, radiator, oak doors to all rooms and storage cupboard.

LOUNGE

3.48m x 4.98m (11'5" x 16'4")

Overlooking the front aspect of the property with carpeted floor, picture UPVC window, radiator, brushed chrome sockets and switches.

KITCHEN

3.66m x 2.29m (12'0" x 7'6")

A modern kitchen with high gloss wall and base units, integrated

washing machine, dishwasher and fridge freezer. Door from entrance porch, double glazed window to the front aspect.

BATHROOM

2.69m x 1.57m (8'9" x 5'1")

A modern four piece suite comprising low level WC, vanity wash hand basin with chrome tap, bath with chrome mixer tap, shower cubicle with glazed enclosure and LVT flooring. Dimplex heater and obscure UPVC window.

BEDROOM ONE

4.47m x 3.02m (14'7" x 9'10")

An excellent size double bedroom, oak door, picture UPVC window to the rear aspect, carpeted floor, radiator, brushed chrome sockets and switches.

BEDROOM TWO

3.12m x 3.00m (10'2" x 9'10")

A further double bedroom, UPVC window to the rear aspect, carpeted floor, radiator, brushed chrome sockets and switches.

OUTSIDE

FRONT

Lawn area with access to the stairs leading to the property. Access to the rear garden.

REAR

Beautifully landscaped private garden, offering a quiet and enclosed outdoor space perfect for relaxing or entertaining.

Garage

TENURE

Leasehold. Terms remaining approx. 40 years.

Service charge £250 pa

Ground rent £20 pa

COUNCIL TAX

Band D

