



GROUND FLOOR (328 sq.ft.) approx.

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

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 approximate 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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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G

EU Directive 2002/91/EC

England & Wales

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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 - D63

Potential EPC Rating - C76

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



