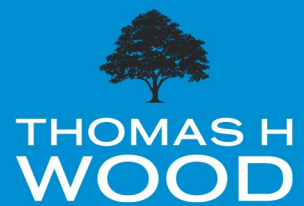




Heol Uchaf,  
Rhiwbina, Cardiff,  
CF14 6SP



£335,000

3 Bedrooms  
Bungalow - Semi Detached

Three bedroom semi-detached dormer bungalow in the heart of Rhiwbina, offering excellent potential for modernisation, with driveway, single garage and a south-facing rear garden.

A much-loved family home, having been in the same family for over 40 years, this three bedroom semi-detached dormer bungalow occupies a desirable position in Rhiwbina and offers an excellent opportunity for a buyer to modernise and improve to their own taste.

The property has been well maintained over the years but would now benefit from general updating throughout. The accommodation includes an entrance hallway, lounge with balcony overlooking the rear garden, kitchen with access to the rear porch, two ground floor bedrooms, family bathroom and a third dormer bedroom to the first floor.

Externally, the property benefits from a gated block paved driveway, lawned frontage, driveway access leading to a single garage, and a pleasant south-facing rear garden with patio, lawn, mature planting and pond. NO ONWARD CHAIN



### ENTRANCE HALLWAY

Entered via a half glazed UPVC double glazed entrance door with glazed side panels, leading through an additional glazed timber door into the main hallway. Radiator, coving to ceiling, access to two bedrooms, lounge, family bathroom and kitchen.

### LOUNGE

15'10" x 10'4"

A bright reception room with UPVC sliding patio doors opening onto a balcony area overlooking the rear garden. Radiator, coving to ceiling, feature fireplace and built-in shelving units.

### KITCHEN

10'6" x 9'5"

Fitted with a range of wall and floor units, work surfaces, stainless steel sink and drainer with taps. UPVC double glazed windows to the side and rear, bifold door leading to the rear porch, wood laminate flooring and coving to ceiling.



## Features

- Three bedroom semi-detached dormer bungalow
- Sought-after Rhiwbina location
- In the same family for over 40 years
- Requires modernisation throughout
- Lounge with balcony overlooking rear garden
- South-facing rear garden
- Gated driveway and single garage
- Walking distance to local shops and Rhiwbina train station
- No Chain

### BEDROOM ONE

12'5" x 10'4"

UPVC double glazed window to front, radiator, coving to ceiling and useful understairs storage cupboard.

### BEDROOM TWO

10'7" x 9'10"

UPVC double glazed window to front, built-in wardrobes and dressing table, radiator and coving to ceiling.



**BATHROOM**

White suite comprising cast iron bath with chrome mixer shower over, pedestal wash hand basin with hot and cold taps, and low level WC. Half tiled walls, obscure UPVC double glazed window to side, radiator and coving to ceiling.

**FIRST FLOOR**

**LANDING**

Small landing area with eaves storage and access to bedroom three.

**ATTIC ROOM**

11'1" x 10'4"  
Dormer bedroom with UPVC double glazed window to rear, side storage cupboard and additional eaves storage.

**OUTSIDE**

**FRONT GARDEN**

Laid to lawn with gated block paved driveway providing off-road parking and access along the side of the property to the detached garage.

**REAR GARDEN**

A pleasant south-facing rear garden with small raised patio area, lawn, mature shrubs and trees to the borders, pond, block paved pathway, side access, storage shed and access to the garage.

**GARAGE**

Single garage with up and over door, power and driveway access.

**TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band E

**Information**

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 931.50 sq ft
- Current EPC Rating:
- Potential EPC Rating:



3 BEDROOMS



1 BATHROOMS

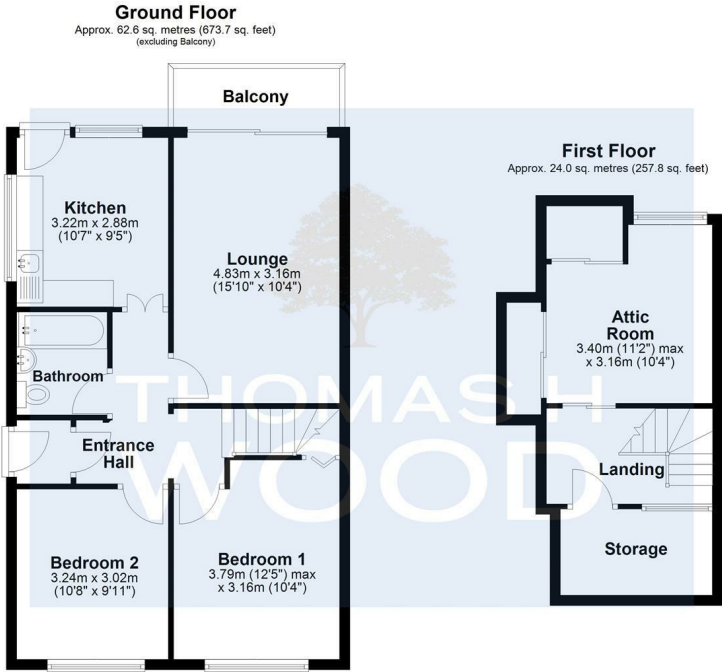


1 RECEPTION ROOMS



ENERGY RATING:



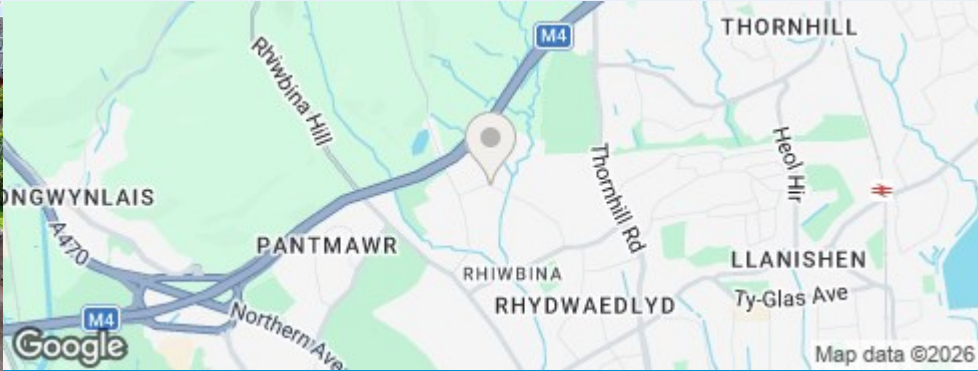


Total area: approx. 86.5 sq. metres (931.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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