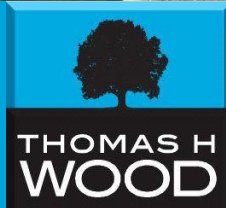




93 Heol Lewis

Rhiwbina, Cardiff, CF14 6QD



Asking Price Of £350,000

3 Bedrooms



A wonderful opportunity to purchase this larger than average three bedroom, semi-detached home in the much sought after road of Heol Lewis in Rhiwbina. This much loved and very well maintained property has been in the same family for nearly 60 years and offers excellent potential. Subject to the relevant consents, there is scope to extend at the rear and convert the generous loft in a master bedroom with ensuite. The property is sold with no onward chain and viewing is highly recommended.

#### **ENTRANCE HALL:**

Via uPVC porch and glazed internal door, leading to a spacious hallway with cornice coving, ceiling light, carpet, panelled radiator with TRV, built-in cupboard housing the gas meter, electric meter, fuse board and doors off to principal ground floor rooms.

#### **LOUNGE:**

13'6" x 12'6" (4.11m x 3.81 m) A well-proportioned light and airy room with cornice coving, wall and ceiling lights, uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, panelled radiator with TRV, gas fire with inset coals and surround, new carpet and power points.

#### **DINING ROOM**

12' 4" x 11' 4" (3.78m x 3.46m) With open fireplace and surround, carpet, glazed sliding doors to patio and rear garden, vertical blinds, papered walls, ceiling light, power points.



#### **KITCHEN:**

15'8" x 7'10" (4.78m x 2.39m) A fitted kitchen with a range of wall and base units with contrasting worktops. 1½ bowl sink with draining board and chrome mixer tap, under-worktop plumbing washing machine, integrated dishwasher, gas hob with cooker hood over, fan-assisted oven. uPVC double glazed window to side elevation and small uPVC fixed window. Ceramic tiled floor, with splash back tiling. Power points, Baxi Solo gas fired central heating domestic hot water boiler, panelled radiator with TRV, door to;

#### **CLOAKROOM:**

5'3" x 2'10" (1.60m x 0.86m) Low level WC, ceramic tiled walls and floor, uPVC double glazed window with opaque glass.

## TO FIRST FLOOR

### LANDING:

uPVC double glazed window, ceiling light, doors off to all rooms, hatch to fully insulated loft.

### BEDROOM 1

13' 5" x 12' 5" (4.11m x 3.81m) Spacious double bedroom with uPVC double glazed window to front elevation, uPVC double glazed window to side elevation, panelled radiator with TRV, fitted double wardrobes, carpet, ceiling mounted light, power points.

### BEDROOM 2

12' 4" x 11' 5" (3.78m x 3.48m) A further double bedroom with uPVC double glazed window rear elevation, double wardrobes and single shelved cupboard, connecting cupboards over, inset dressing table with storage drawers, panelled radiator with TRV, power points.

### BEDROOM 3

12' 4" x 6' 9" (3.78m x 2.06m) A small double bedroom with uPVC double glazed window to front, panelled radiator with TRV, fitted wardrobe/cupboard combination, power points.

### BATHROOM:

8'10" x 7'9" (2.69m x 2.36m) 2-piece pink suite comprising bath with electric shower with glazed screen and basin. uPVC double glazed window with opaque glass, cushion floor covering, built-in airing cupboard with hot water cylinder, central heating programmer and linen storage space.

### SEPARATE WC:

5'0" x 2'10" (1.52m x 0.86m) Pink low level toilet, papered walls, vinyl cushion floor covering, uPVC double glazed to side elevation, ceiling light.

## OUTSIDE

### Front Garden:

Footpath to front door and side driveway leading to rear garden and garage. Laid lawn with border/bed planted with shrubs, plants and brick built boundary walls,

### Rear Garden:

A low maintenance garden with paved patio and garage access. Brick and timber boundaries.

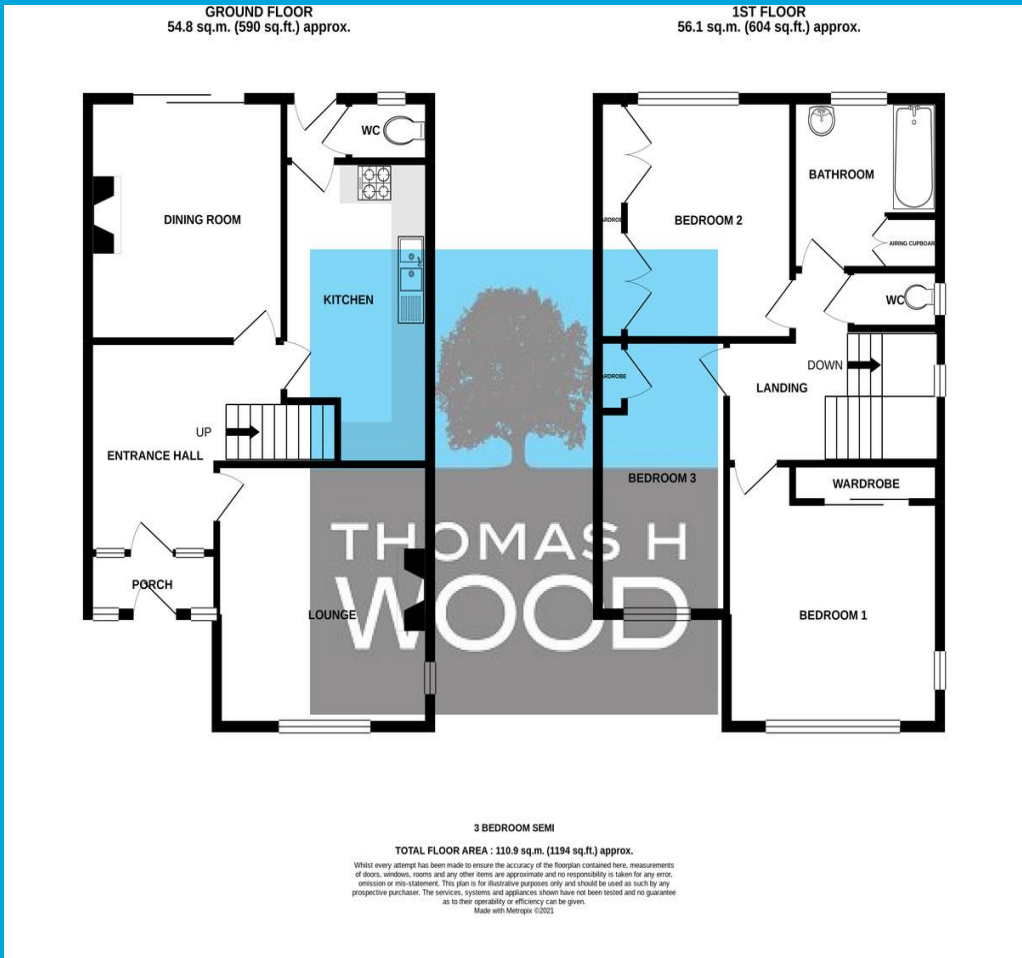
### TENURE:

This property is understood to be freehold. This will be verified by the purchaser's Solicitor.

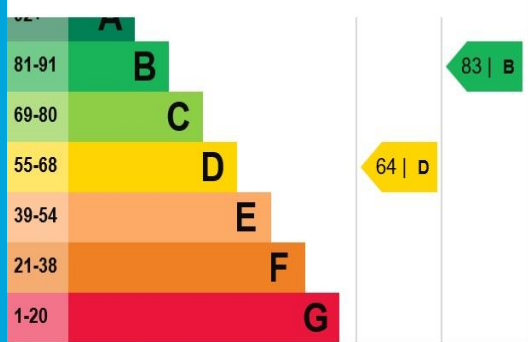
### COUNCIL TAX

Band





<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4000-5042-0122-4126-1293>



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

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