

100 Pen-y-dre

Rhiwbina | Cardiff | CF14 6ER

First Floor Maisonette | Guide Price £195,000



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PROPERTY DESCRIPTION

MGY are pleased to offer for sale this spacious first floor maisonette in a much sought after location within walking distance to Rhiwbina Village. The accommodation comprises entrance hall with stairs to first floor landing, lounge, separate kitchen with access to a terrace, 2 double bedroom and a bathroom. The property benefits from a long driveway to side and access to a private rear garden with lodge/ cabin which would be an ideal home office. Early viewing advised to avoid disappointment.

- **Tenure** Leasehold
- **Council Tax Band D**
- **Floor Area (approx.)** 688 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via uPVC door with inset obscured double glazed panels. Double glazed uPVC window to front. Wall mounted heater. Stairs to first floor.

LANDING AREA

Double glazed window to front. Radiator. Access to partially boarded loft space with retractable latter and with lighting. Storage cupboard.

LOUNGE

14' 0" x 12' 5" (4.29m x 3.80m)
Double glazed window to front.
Radiator. Feature gas fire.

KITCHEN

9' 3" (mostly) x 8' 6" (2.82m x 2.61m) Double glazed window to rear. Obscured double glazed uPVC door onto terrace. 2 storage cupboards, one housing gas combi boiler. Laminate effect flooring. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit with

mixer tap. Gas cooker point. Plumbing and space for washing machine. Recess for fridge / freezer.

BEDROOM ONE

10' 8" x 10' 2" to front of fitted wardrobes (3.27m x 3.10m) Double glazed window to rear. Fitted wardrobes and drawers. Radiator.

BEDROOM TWO

12' 2" x 8' 3" (3.73m x 2.52m)
Double glazed window to front.
Radiator. Built in cupboard.

BATHROOM

7' 0" x 5' 11" (2.15m x 1.81m)
Obscured double glazed window to rear. Wood panelled bath with hot and cold taps and with mains shower over, pedestal wash hand basin with hot and cold taps, w.c. Radiator. Tiled walls.

OUTSIDE

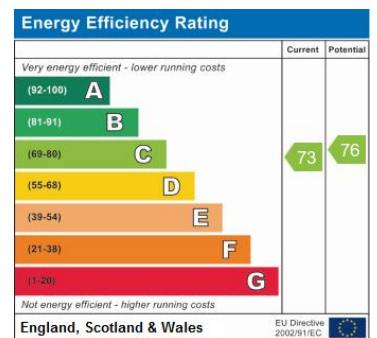
Terrace - Laid with AstroTurf.
Direct access to the kitchen.

Driveway to side.

Private rear garden with wooden
lodge/ cabin which has power and
internet connection.



FLOORPLANS



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