

14 Clos Mabon,

Rhiwbina, Cardiff, CF14 6RN

Guide Price Of

£375,000



Estate Agents and
Chartered Surveyors



Semi-Detached House



Property Description

A spacious three bedroom dormer style semi detached home in the heart of RHIWBINA village which has recently be refurbished to a high standard - New flooring and internal doors throughout, new high gloss handleless kitchen, new bathroom and cloakroom suites. Externally redecorated and new Upvc facias and guttering. New garage doors and decorated internally. The property offers a spacious hall with an open plan lounge/dining room, kitchen and bathroom all to the ground. To the first floor you will find three bedrooms and a cloakroom. Outside you will find two parking spaces via the driveway and enclosed rear garden. A detached garage also offers a great storage space with power ideal for house hold and electrical items.

Tenure Freehold

Council Tax Band F

Floor Area Approx 979 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Rhiwbina is a popular and sought after area of North Cardiff. The property is located close to the parade of shops on Heol Llanishen Fach. Llanishen Fach primary school is nearby. Rhiwbina village is within walking distance with many more shops, cafes, gift shop, Indian restaurant, wine bar and many more. There are also regular bus and train services close at hand into the City Centre plus easy access to the A470 and M4 motorway.

ENTRANCE HALLWAY

Enter into hallway via Upvc double glazed front door. Staircase leading to first floor. Door leading into lounge/ dining room and family bathroom. Smooth walls with textured ceiling and a central light pendant with carpeted flooring. Cupboard under the stairs provides additional storage.

LOUNGE

12' 9" x 11' 11" maximum (3.91m x 3.64m)
Smooth walls with textured ceiling with a central light pendant and carpeted flooring. Feature fireplace with surround. Upvc double glazed window to front.

DINING ROOM

12' 2" x 9' 6" (3.73m x 2.90m)
Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish. Single cupboard providing built in storage with fitted shelving. Upvc double glazed French doors leading into the rear garden.

KITCHEN

8' 10" x 8' 7" (2.70m x 2.62m)
Fitted with a range of base and eye level units with laminate worktops over. Built in double oven with a gas hob and cooker hood over. Inset one and a half bowl sink unit plus drainer. Space for a washing machine and under counter fridge/freezer. Tiled walls with textured ceiling and vinyl flooring to finish. Upvc double glazed window to rear.

FAMILY BATHROOM

Fitted with a new three piece bathroom suite comprising bath with shower over, WC and wash hand basin. Tiled walls with textured ceiling and vinyl flooring. Upvc double glazed obscure window to side

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LANDING

Carpeted Staircase leading to landing with smooth walls with textured ceiling and a central light pendant. Access leading into all first floor rooms. Upvc double glazed obscure window to side.

BEDROOM ONE

15' 8" maximum x 12' 11" (4.79m x 3.96m)

Smooth walls with textured ceiling and four fitted wall lights with carpeted flooring to finish. Upvc double glazed window to front.

BEDROOM TWO

12' 3" x 9' 4" (3.75m x 2.85m)

Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish. Upvc double glazed window to rear.

BEDROOM THREE

9' 3" x 5' 11" (2.83m x 1.81m)

Smooth walls with textured ceiling and a central light pendant with carpeted flooring to finish. Upvc double glazed window to rear.

FIRST FLOOR CLOAKROOM

Fitted with a traditional two piece suite comprising WC and wash hand basin. Upvc double glazed obscure window to side. Smooth walls with textured ceiling and a central pendant light and carpeted flooring to finish.

OUTSIDE

Front - Off road parking to the front via a driveway for two cars. A mature front garden complete with plants and trees.

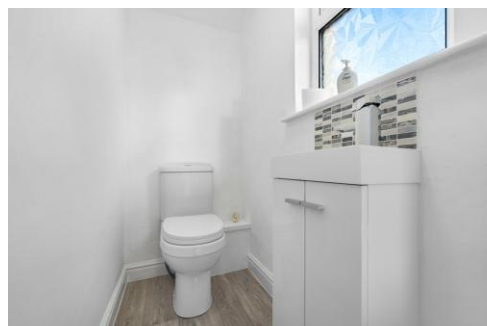
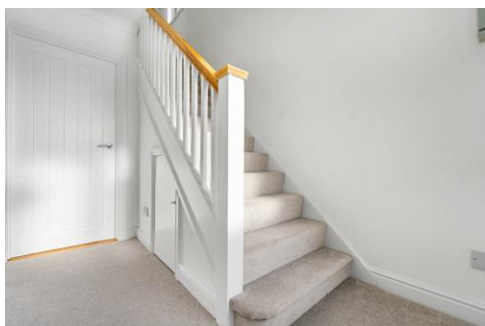
Rear - Side gate provide access to an enclosed split level rear garden complete with paved area and the remainder laid to lawn and a range of plants, trees and shrubbery.

GARAGE

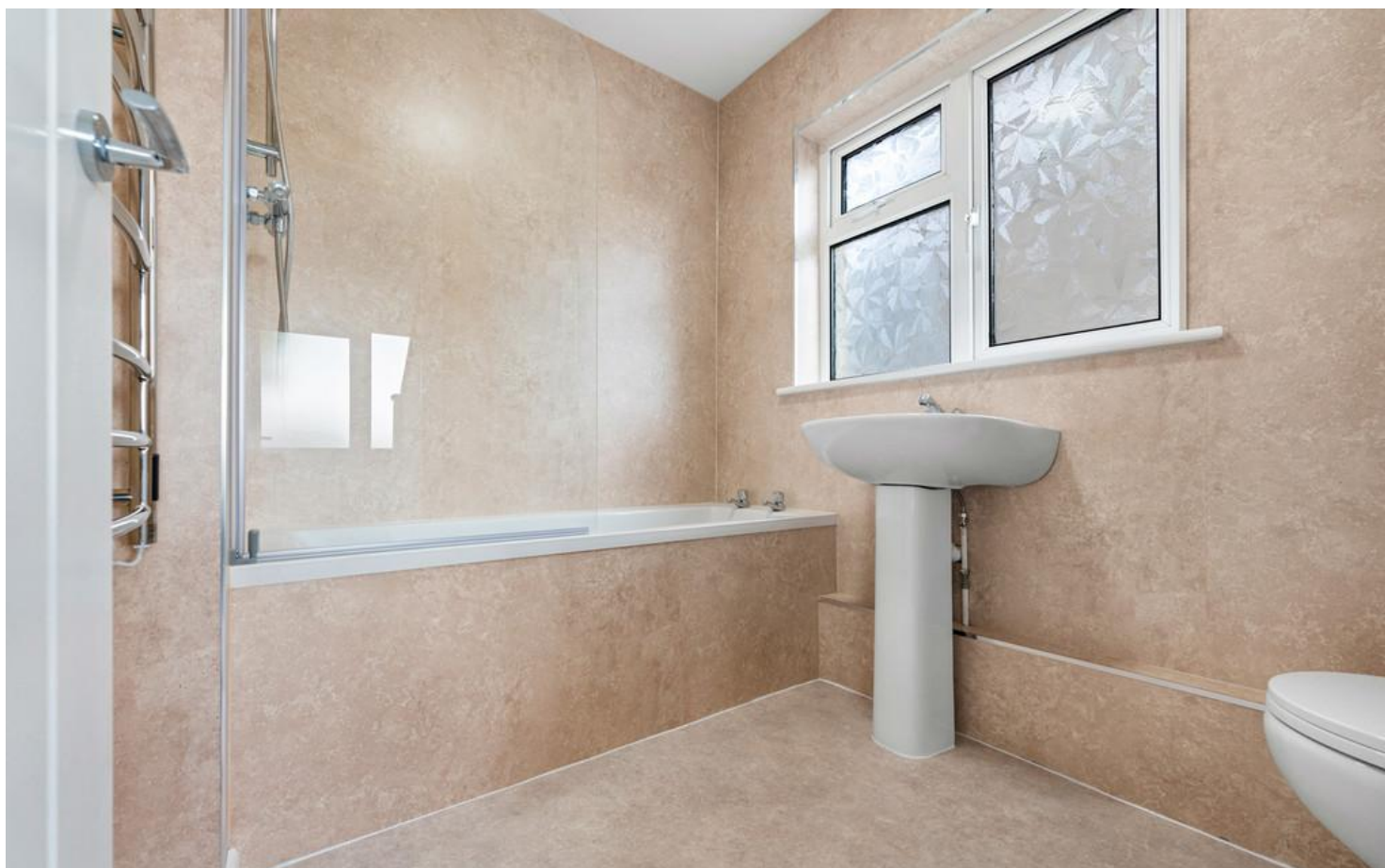
19' 3" maximum x 9' 4" (5.89m x 2.85m)

Detached garage with an up and over garage door complete with power sockets. The current occupier houses a free standing fridge/freezer and tumble dryer. Single glazed wooden window to rear. Internal wooden side door leading to garden. Side storage provide the ideal storage space for garden tools and electricals.

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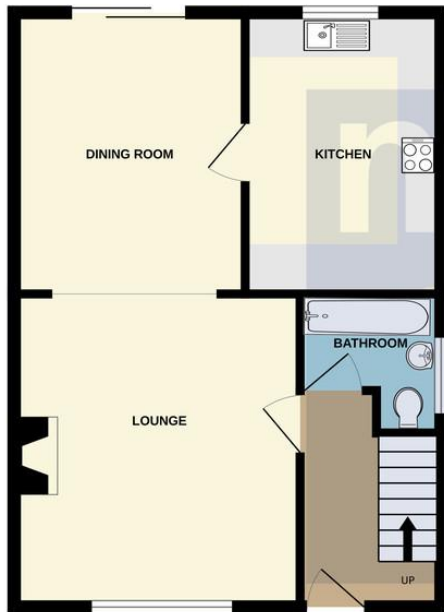


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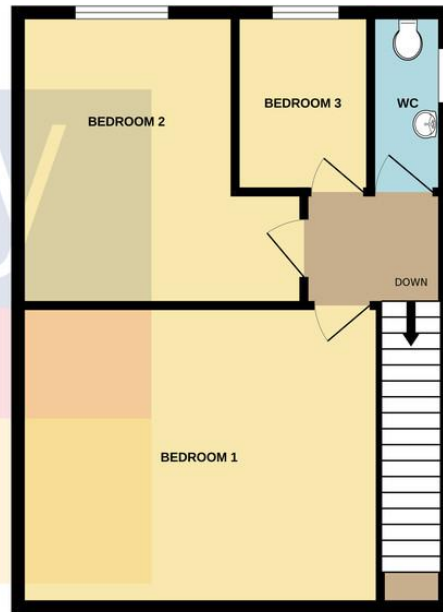


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GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

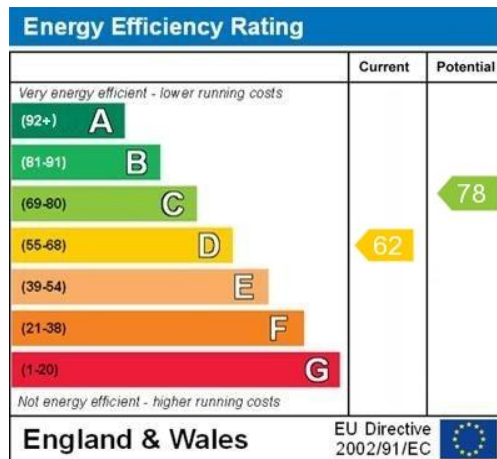


1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 sq.m.) 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 no responsibility is taken for any error.



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