Rhiwbina, Cardiff, CF14 6HJ

Asking Price Of



Estate Agents and Chartered Surveyors









**Detached Bungalow** 









### **Property Description**

A deceptively spacious detached bungalow in the sought after location of Rhiwbina. This property in within walking distance of the village. The accommodation briefly comprises entrance hall, two lounges,4/5 bedrooms (1 currently used as sitting room) 4 ensuites and cloakroom. Outside there is a very good size garden to rear and in and out driveway to front and garage. Viewing recommended

**Tenure Freehold** 

**Council Tax Band G** 

Floor Area Approx

**Viewing Arrangements Strictly by appointment** 

#### **DESCRIPTION**

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#### **LOCATION**

Rhiwbina is a popular and sought after area of North Cardiff. The Village offers a range of local shops including Co-Op, Tapas Bar, Indian Restaurant, Gift Shop, Hairdressers, Bakery and many more. There are well regarded schools at all levels nearby together with Tennis Club, Bowls Club and Library. 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**

Entered via open storm porch to front door. Upvc double glazed door with decorative leaded panels. Coved ceiling. Ceramic tiled floor. Stairs rising to first floor with understairs storage cupboard with cloak hanging. Storage cupboard housing Baxi boiler and shelving. Sun tunnel. Two radiators.

#### FRONT LOUNGE

16' 9" into bay x 14' 8" (5.12m x 4.48m)
Upvc double glazed bay window to front. Upvc double glazed window to side. Coved ceiling. Solid oak flooring. Deep skirting boards. Radiator.

#### **BEDROOM ONE**

12' 2" into bay x 12' 0" (3.73m x 3.67m)

Upvc double glazed window to front. Coved ceiling.

Door to :-

#### **ENSUITE**

Ceramic tiled walls and flooring. Three piece suite comprising inset wash hand basin with cupboards to side and below, low level wc and walk in shower cubicle with rain shower head over and hand held shower. Heated chrome towel rail. Extractor fan.

#### **BEDROOM TWO**

12' 6" x 11' 2" (3.83m x 3.41m)

Upvc double glazed patio doors leading to garden and decking area. Radiator. Door to:-

#### **ENSUITE**

Upvc obscure double glazed window to side. Down lighters to ceiling. Ceramic tiled walls and flooring. Walk in shower cubicle, low level wc and large inset wash hand basin with drawer unit below. Extractor



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fan.

#### OFFICE/STUDY

16' 2" x 12' 1" (4.95m x 3.69m)

Upvc double glazed window to rear and upvc Bi-Folding doors to rear garden. Downlighters to ceiling. Ceramic tiled floor. Wall mounted radiator.

#### **REAR HALLWAY**

Storage cupboard with base unit and shelving. Cupboard housing water meter. Radiator.

#### **CLOAKROOM**

Sky light to ceiling with extractor fan. Mozaic tiled floor. Ceramic tiled walls. Low level wc and pedestal wash hand basin. Door to:-

#### **GARAGE**

Accessed via up and over door. Glazed screen to side. Power and lighting.

#### **FIRST FLOOR**

#### BEDROOM 5

16' 7" maximum x 15' 6" maximum (5.07m x 4.73m) L shaped bedroom. Velux window to ceiling. Under eaves storage space. Radiator. Door to:-

#### **ENSUITE**

Walk in tiled shower cubicle. Pedestal wash hand basin. Low level wc. Extractor fan. Radiator.

#### **BEDROOM THREE**

14' 5" x 10' 2" (4.40m x 3.11m) Coved ceiling. Radiator. Door to :-

#### **ENSUITE**

Upvc obscure double glazed window to side. Down lighters to ceiling. Three piece suite comprising walk in shower cubicle, low level wc and wash hand basin. Radiator

#### **REAR LOUNGE**

21' 4" x 12' 6" (6.51m x 3.82m)

Upvc double glazed patio doors to rear garden. Coved ceiling. Solid oak flooring. Radiator. Opening to kitchen.

#### **KITCHEN**

19' 0" x 12' 2" (5.80m x 3.71m)

Down lighters to ceiling. Skylight. Three pendant hanging lights. Range of fitted cream kitchen units with granite worksurfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Recess for Range cooker with stainless steel splash back and extractor fan over. Central work island with granite work surface. Room for American fridge freezer. Plumbing for dishwasher. Wall mounted display cabinet. Radiator.

#### **OUTSIDE**

FRONT GARDEN - Enclosed with in/out blocked driveway with parking for several cars. Wrought iron gate to side and rear.

REAR GARDEN - Enclosed garden laid to lawn with decked area. Mature shrubs and flower borders. Pond.



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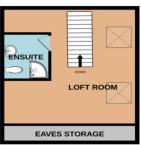


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GROUND FLOOR 1940 sq.ft. (180.3 sq.m.) approx.

1ST FLOOR 382 sq.ft. (35.5 sq.m.) approx.





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