

22 Heol Erwin,
Rhiwbina, Cardiff, CF14 6QP



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Semi-Detached House

3

1

2

2

Property Description

A delightful semi detached property in the sought after area of Rhiwbina comprising hallway, downstairs cloakroom, lounge, open plan kitchen/dining/living area, three bedrooms and bathroom. The property has been improved and extended. Large gardens to front and rear and garage. Heol Llanishen Fach primary school is a stone's throw away. Good transport links to the city centre and A470 & M4 motorway.

Tenure Freehold

Council Tax Band E

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular suburb of Rhiwbina which offers local amenities of Llanishen Fach. Nearby is Rhiwbina village with tennis club, library, Rhiwbina tap, shops, restaurants, tapas bar, florists, coffee shops and hairdressers. Well regarded primary and secondary schools are close by. There is also a train station and regular bus services close at hand into the City Centre plus easy to road links giving access to the M4 motorway.

HALLWAY

Entered via upvc door with glazed panels and upvc obscure double glazed window to side. Wood block flooring. Smooth walls and ceiling. Understairs cupboard housing meters. Radiator. Stairs rising to first floor.

CLOAKROOM

Two upvc double glazed obscure windows to front and side. Part tiled walls. Tiled flooring. Smooth walls and ceiling. Two piece suite comprising corner wash hand basin with storage below and wc.

LOUNGE

11' 10" x 12' 8" (3.61m x 3.88m)

Upvc double glazed window to front. Low level radiator below window. Smooth walls and ceiling. Built in shelving and storage to one wall.

KITCHEN/LIVING/DINING ROOM

18' 8" x 23' 8" maximum (5.70m x 7.23m)

Kitchen area - Upvc double glazed window to side. White base and eye level units with grey work surface incorporating one and a half stainless steel sink unit with mixer tap and draining board. Ideal combi boiler housed in cupboard. Built in double oven/ microwave, fridge/ freezer, dishwasher and washing machine. Island with storage below and four ring gas hob with extractor fan over.

Living/ Dining area - continuation on wood effect flooring. Built in shelving to alcoves with storage cupboards below. Smooth walls and ceiling with spotlights. Two radiators. Bi fold doors to rear garden.

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FIRST FLOOR

LANDING AREA -Upvc double glazed window to side. Smooth walls and ceiling. Access to loft space. Pull down ladder to partially boarded loft space.

BATHROOM

Upvc double glazed obscure window to rear. Fully tiled walls and flooring. Smooth ceiling with spotlights. Three piece white suite comprising panelled bath with rain shower over and separate shower attachment, pedestal wash hand basin with mirrored cabinet above and wc. Chrome heated towel ladder.

BEDROOM ONE

13' 6" x 10' 11" (4.12m x 3.33m)

Upvc double glazed window to rear. Smooth walls and ceiling. Fitted wardrobes. Radiator.

BEDROOM TWO

11' 9" x 10' 1" (3.59m x 3.08m)

Upvc double glazed window to front. Smooth walls and ceiling. Radiator.

BEDROOM THREE

8' 3" maximum x 8' 5" (2.53m x 2.57m)

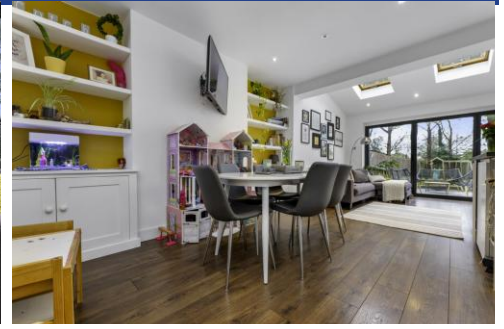
Upvc double glazed window to front. Smooth walls and ceiling. Radiator.

OUTSIDE

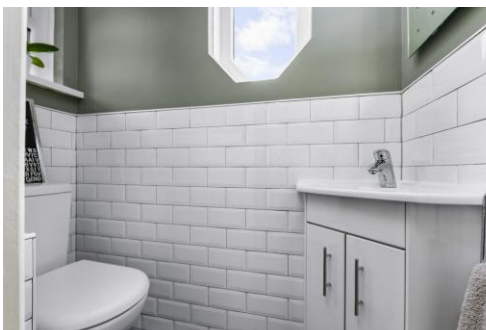
FRONT GARDEN -large front garden laid to lawn with mature flowers beds. Driveway leading to garage. Main garage door to drive and side door. Power and lighting.

REAR GARDEN - A good size rear garden. Composite decking with steps to lawn area. Raised planters. Range of trees and shrubs. Side door to garage plus lean to extra storage space.

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