

10 Kyle Avenue,

Rhiwbina, Cardiff, CF14 1SS



Estate Agents and Chartered Surveyors

Asking Price Of

£425,000



Semi-Detached House

3

1

1

2

Property Description

A delightful family home in the sought after area of Rhiwbina. The property briefly comprises hallway, lounge, kitchen/breakfast room, utility room, three bedrooms and bathroom. Outside there is off road parking to the front and an enclosed 100 ft plus rear garden.

Tenure Freehold

Council Tax Band E

Floor Area Approx

Viewing Arrangements
Strictly by appointment

DESCRIPTION

A delightful family home in the sought after area of Rhiwbina. The property briefly comprises hallway, lounge, kitchen/breakfast room, utility room, three bedrooms and bathroom. Outside there is off road parking to the front and an enclosed 110 ft plus rear garden.

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 HALL

Entered via original wooden door with decorative leaded panels. Further decorative leaded panel side. Original tiled floor. Stairs rising to first floor with under stairs storage cupboard. Radiator. Door to :-

LOUNGE

13' 10" into bay x 11' 8" (4.23m x 3.58m)
Upvc double glazed bay window to front. Original

wood block flooring. Feature wooden fireplace with brick inset housing log burner stove and slate hearth. Colum radiator. Opening to :-

KITCHEN/DINING ROOM

17' 1" into alcovex 12' 9" (5.22m x 3.91m)
Wooden double glazed patio doors to rear garden. Upvc double glazed window to rear. Part wood block flooring and part ceramic tiled flooring. Range of fitted base and wall units with solid wood work surface incorporating circular stainless steel sink unit with circular stainless steel drainer and mixer tap. Integrated dish washer. Built in gas hob with stainless steel extractor fan over. Electric oven. Recess for fridge freezer. Radiator. Door to :-

UTILITY/STORE ROOM

Upvc double glazed door to rear garden. Plumbing for washing machine with room for tumble dryer over.

FIRST FLOOR

LANDING AREA - Upvc obscure double glazed window to side. Access to boarded loft space via retractable ladder with power and lighting.

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BEDROOM ONE

13' 11" x 10' 8" into alcove (4.25m x 3.27 m)

Upvc double glazed bay window to front. Cast iron fire surround. Radiator.

BEDROOM TWO

12' 11" x 11' 0" (3.94m x 3.37m)

Upvc double glazed window to rear. Cast iron fire surround. Wooden strip flooring. Radiator.

BEDROOM THREE

7' 3" x 6' 1" (2.23m x 1.86m)

Upvc double glazed window to front. Wood strip flooring. Radiator.

BATHROOM

Upvc obscure double glazed window to rear. Part tiled walls and tiled floor. Three piece suite comprising pedestal wash hand basin, wc and panelled bath with rain forest shower and further hand held shower attachment.

OUTSIDE

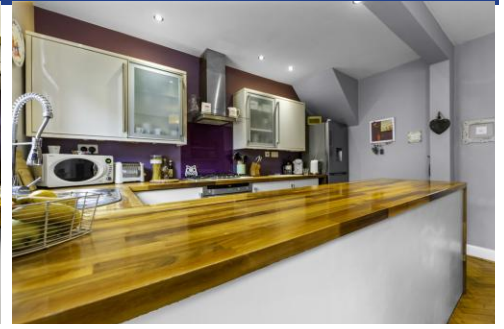
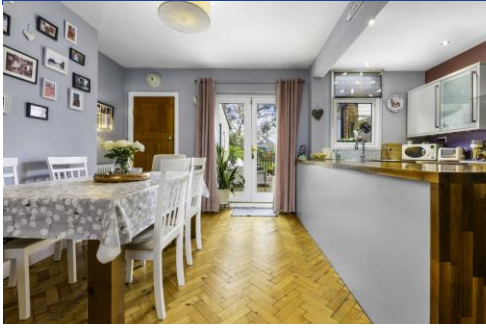
REAR GARDEN - Access to side and front via wooden gate. Large over 100ft rear garden laid to lawn with mature shrubs and flower borders. Pear & apple trees. Decked area. Paved patio area.

FRONT GARDEN - Key block driveway with off road parking. Mature trees and shrubs.

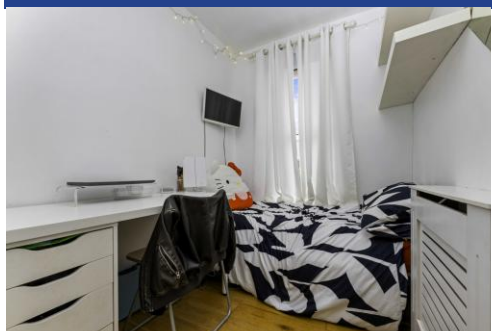
GARAGE

Accessed via up and over door. Personal side door.

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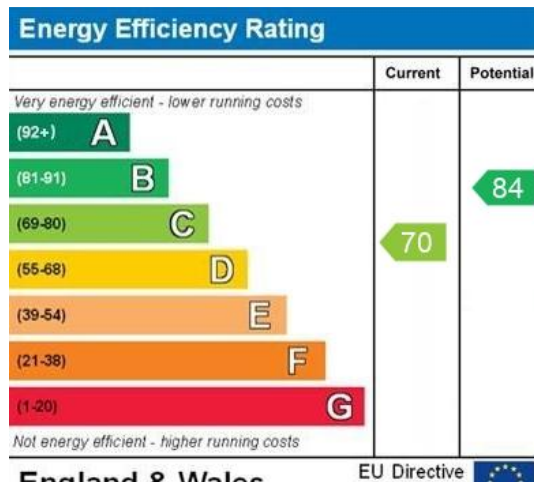
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not to be taken as a guarantee as to their capability or efficiency over the given. Made with Metropix C202



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