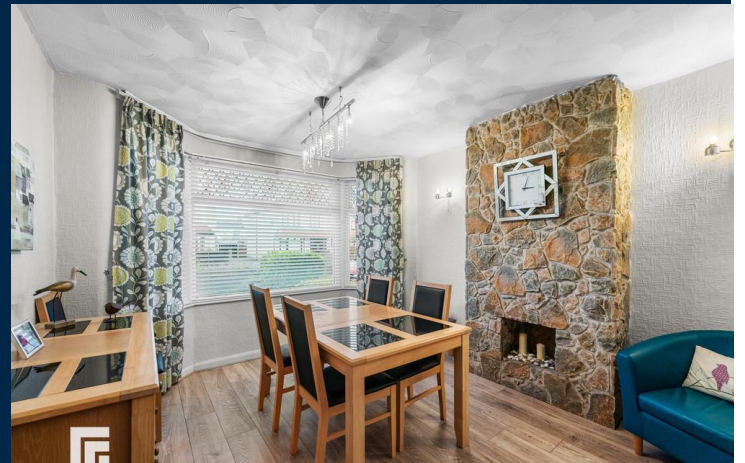
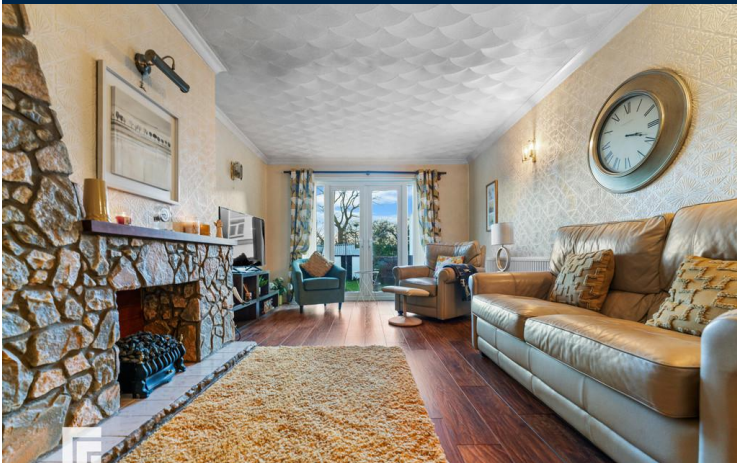




16 TY WERN ROAD
RHIWBINA
CARDIFF CF14 6AB

£395,000



SEMI-DETACHED HOUSE



3



1



2



2

**** SOLD WITH NO ONWARD CHAIN ****

Desirably located 3 Bedroom Semi Detached House. Offering heaps of potential for upgrading and modernising this three bedroom semi detached home sits itself in great position between Rhiwbina and Heath. The property accommodation briefly comprises; entrance porch, hallway, downstairs WC, lounge, dining room and kitchen with shower room all to the ground floor. To the first floor you will find three bedrooms and a family bathroom. The property also includes a privately accessed lane to the rear garage and a spacious south facing garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

wall mounted cabinets with contrasting square countertops incorporating sink unit with mixer tap. Built in oven and grill, four ring gas hob. Tiled walls. Laminate flooring.

UTILITY ROOM

8' 2" x 7' 11" (2.506m x 2.424m)

PVC window to side aspect. A range of base and wall mounted cabinets with contrasting square edge countertops. Space for white goods. Combi Boiler. Folding door to shower room. Wooden door with obscure glass to rear garden access.

SHOWER ROOM

2' 7" x 2' 6" (0.790m x 0.778m)

Tiled walls. Shower unit. Handrail.

LIVING ROOM

20' 10" x 11' 4" (6.357m x 3.467m)

PVC Patio doors to rear garden. Two Radiators. Stone clad fireplace. Oak style laminate flooring.

LOCATION

The property is located in the sought after area of Rhiwbina. A stone's throw from Hill Snook Park and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

PORCH

1' 8" x 4' 11" (0.514m x 1.524m)

Traditional decorative glass wooden door to entry. Tiled flooring.

ENTRANCE HALL

12' 0" x 7' 11" (3.661m x 2.424m)

Glazed wooden door. Radiator. Understairs storage cupboard. Stairs to first floor. Oak style laminate flooring. Doors to all rooms.

WC

4' 2" x 3' 6" (1.287m x 1.072m)

PVC window to side aspect. Tiled walls. WC with inset flush. Wash hand basin vanity unit. Oak style laminate flooring.

RECEPTION ROOM

11' 1" x 13' 3" Into Alcove (3.390m x 4.056m)

Single glazed wooden framed bay window to front aspect. Radiator. Decorative stone clad fireplace. Oak style laminate flooring.

KITCHEN

7' 9" x 9' 2" (2.379m x 2.808m)

PVC window to side aspect. Radiator. A range of base and



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FIRST FLOOR

LANDING

13' 10" x 2' 8" (4.234m x 0.824m)

Single glazed wooden framed window to front aspect. Loft hatch. Oak style laminate flooring. Doors to all rooms.

BEDROOM 1

11' 3" x 12' 10" Into Alcove (3.437m x 3.916m)

Single glazed wood framed bay window to front aspect. Radiator. Laminate flooring.

BEDROOM 2

11' 4" x 8' 5" (3.458m x 2.590m)

PVC window to rear aspect. Built in wardrobe with shelving and rail. Oak style laminate flooring.

BEDROOM 3

8' 8" x 8' 7" (2.656m x 2.622m)

PVC window to rear aspect. Radiator. Built in wardrobe. Oak style laminate flooring.

BATHROOM

5' 7" x 6' 3" (1.710m x 1.912m)

PVC window with obscure glass to side aspect. Tiled walls. WC with inset flush. Bath unit with shower head above. Wash hand basin. Radiator. Laminate flooring.

OUTSIDE

Front - Lawn area with bushes and shrubs. Paved path to entrance. Paved side path to rear garden. Lane access for rear garage. Brick wall to boundary.

Rear - South facing garden with lawn area. Patio sitting area. fence and brick wall to boundary. Garage access. Gate to side lane.

GARAGE

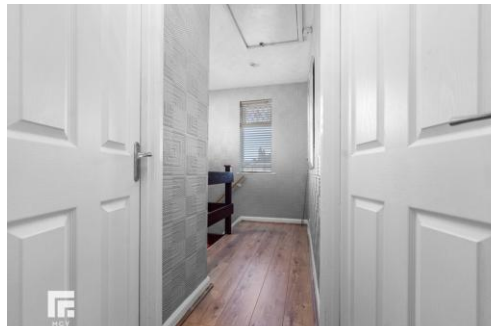
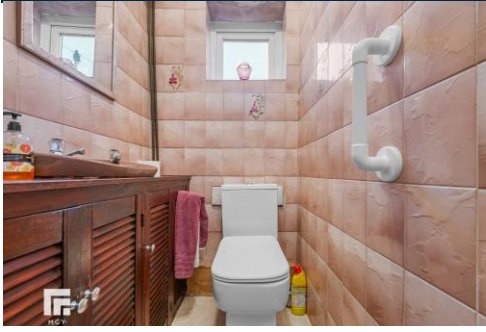
Allowing great storage space.



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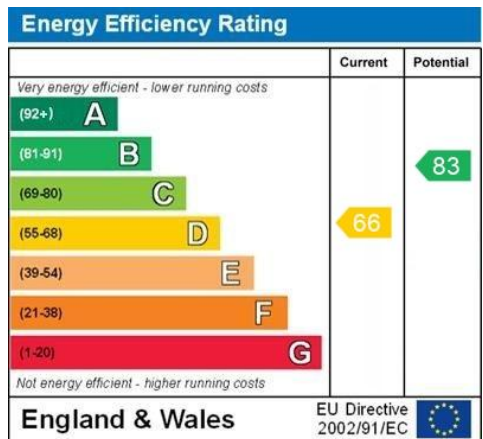
GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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