



9 CLOS FACH  
RHIWBINA  
CARDIFF CF14 6QS

£320,000



SEMI-DETACHED HOUSE



3



1



2



1

A three bedroom semi detached property in the sought after area of Rhiwbina Cardiff. The property briefly comprises of entrance hallway, cloakroom, lounge/dining room, kitchen, three bedrooms and family bathroom. Gardens to front and rear and off road parking. Situated in a sought after area close to local amenities. In need of modernisation.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 968 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Situated in the Rhiwbina area of Cardiff. Close to local amenities and good transport links to the city centre and M4 motorway. Excellent primary schools of all levels are nearby. The Nine Giants public house and Sainsbury's local are within walking distance.

#### ENTRANCE HALLWAY

Entered via upvc double glazed door with obscure glazed panels. Textured ceiling. Stairs rising to first floor with understairs storage and cloak hanging. Radiator. Wood block flooring. Door to :-

#### CLOAKROOM

Upvd double glazed window to front. Part tiled walls. Ceramic tiled flooring. Wall mounted corner wash hand basin and wc. Cupboard housing gas and electric meters.

#### LOUNGE

25' 3" x 11' 0" into alcove (7.70m x 3.37m)  
Upvc double glazed window to front. Textured and coved ceiling. Upvc double glazed window to rear. Part wood block flooring. Stone fireplace with tiled hearth. Two radiators.

#### KITCHEN

16' 0" x 7' 5" (4.89m x 2.28m)  
Upvc double glazed leaded window to side. Further upvc double glazed leaded window to rear. Upvc double glazed door to rear garden. Ceramic tiled flooring. Base and wall units with work surface and tiled splash backs incorporating one and a half ceramic sink unit with mixer tap. Plumbing for washing machine. Electric oven. Gas hob. Wall mounted

gas boiler. Radiator.

#### FIRST FLOOR

LANDING AREA - Upvc double glazed decorative leaded window to side. Textured and coved ceiling. Access to loft space.

#### BEDROOM ONE

13' 1" x 11' 1" into alcove (4.00m x 3.38m)  
UPVC double glazed window to rear. Radiator.

#### BEDROOM TWO

11' 7" x 10' 5" into alcove (3.55m x 3.18m)  
Upvc double glazed window to front. Shelving and storage cupboard to one wall. Radiator.

#### BEDROOM THREE

8' 5" x 8' 2" (2.58m x 2.50m)  
Upvc double glazed window to front. Radiator.

#### BATHROOM

Upvc obscure double glazed window to rear. Fully tiled. Pedestal wash hand basin, wc and shower unit with glazed panels. Heated chrome towel rail.

#### OUTSIDE

REAR GARDEN - Enclosed paved patio area. Wrought iron gate leading to driveway.

FRONT GARDEN - Laid to lawn with mature plants.  
Driveway leading to detached garage. Shrub and flower borders. Outside tap.



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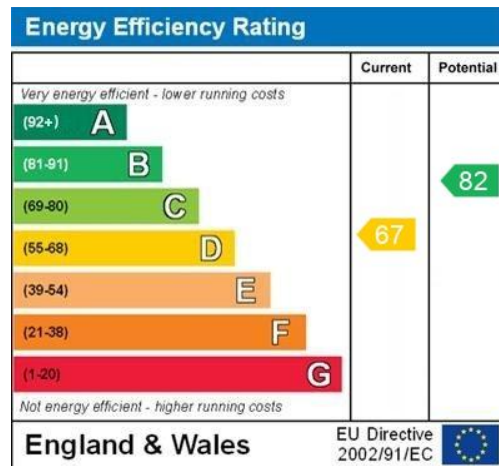
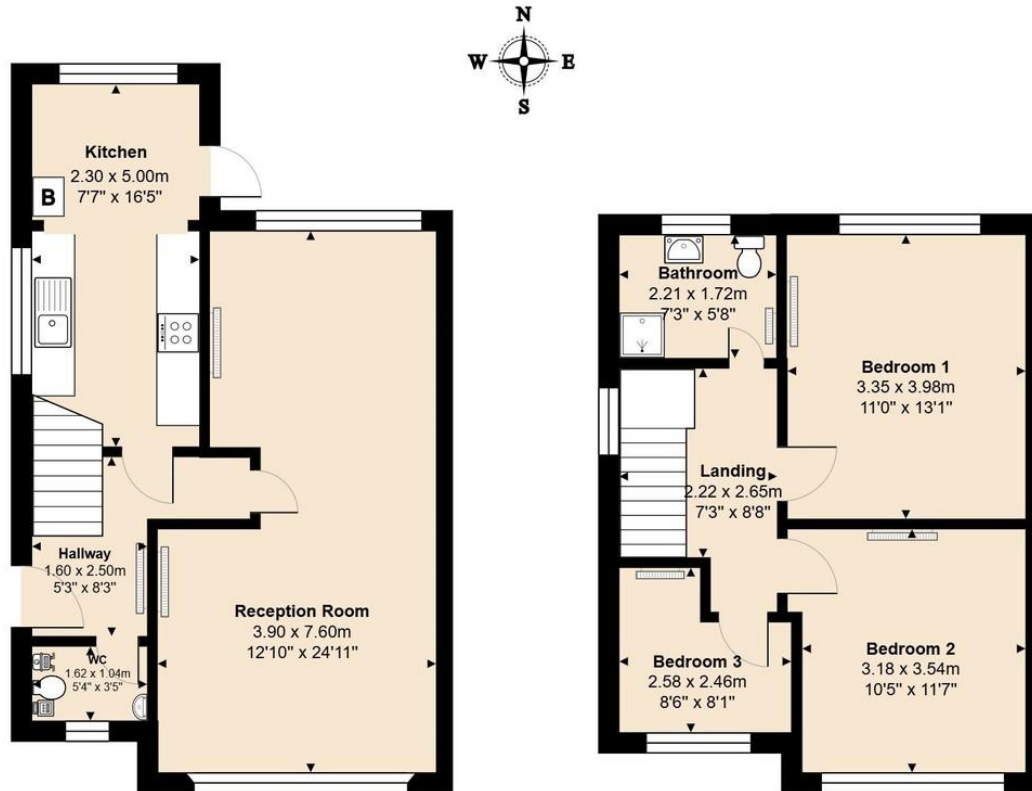


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