



# Heol Y Wern

2 Bedrooms - Cardiff - CF14 6NG - £385,000 Freehold



Total Area: 1292 ft² ... 120.1 m²  
All measurements are approximate and for display purposes only



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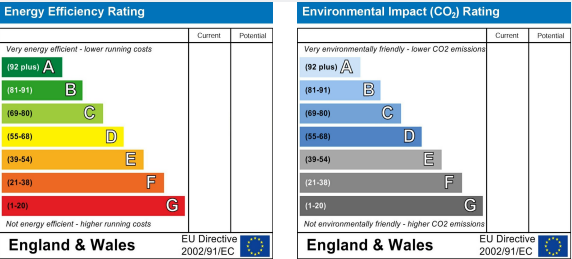


- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
- Cathays**  
89 Woodville Road  
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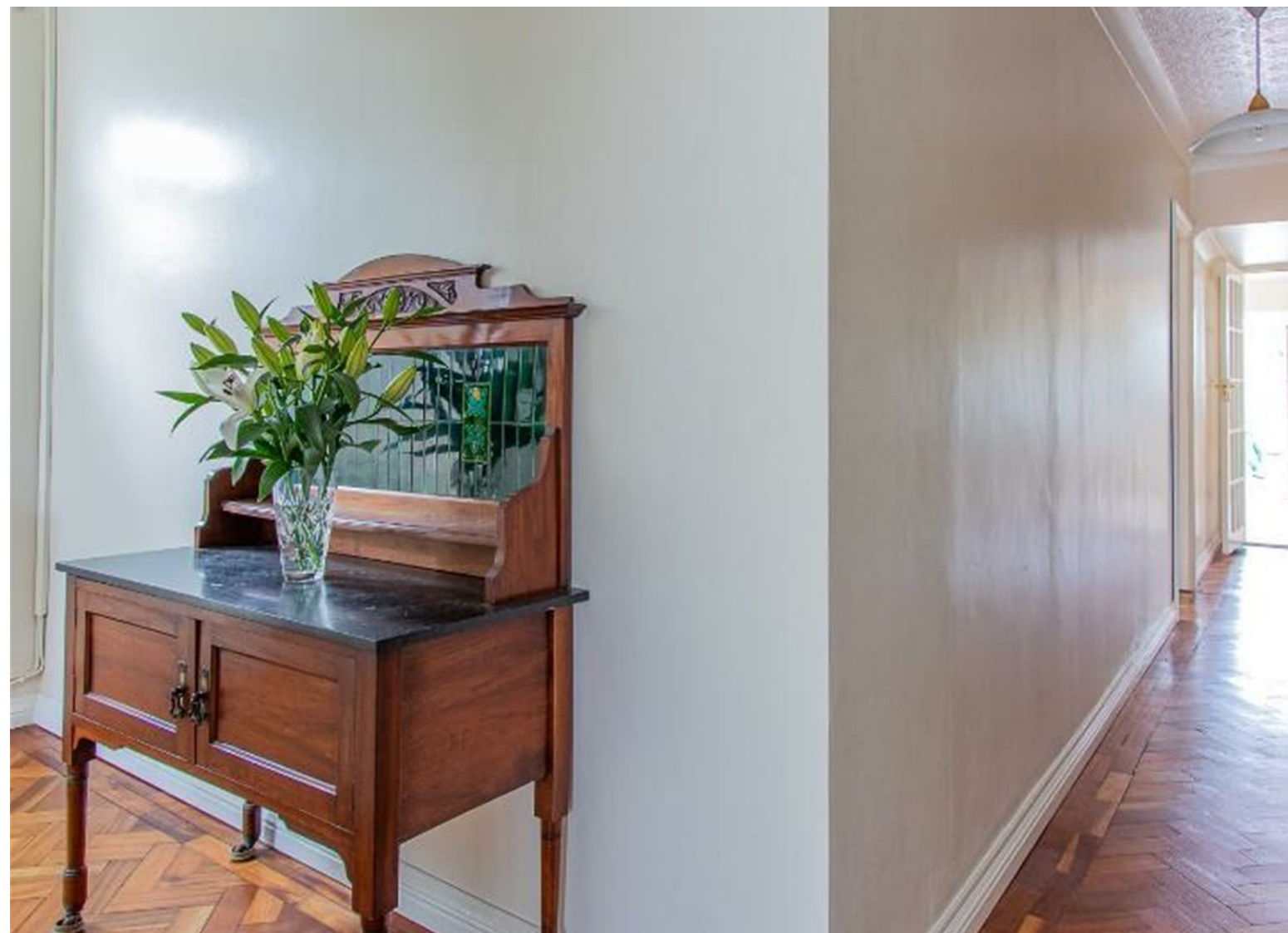


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#### **Driveway**

*There is a large paved driveway at the front of the property with access to the garage.*

#### **Hallway**

*The front door leads into a long bright hallway with slate tile flooring . The hallway then steps up onto parquet flooring that leads throughout the hall, before turning to the next part of the hallway that leads to the living room and through the house.*

#### **Living room**

*A bright and spacious living room, with a large front window and beautiful parquet flooring.*

#### **W/C**

*The W/C has a toilet and hand basin with tile flooring, tiled walls and a window at the back.*

#### **Bedroom 1 with en-suite**

*Bedroom one has room for a double bed and wardrobes with storage space. This room has two windows making it a light and bright space with parquet flooring. This room also has a tiled en-suite bathroom with a full sized bath, toilet, hand basin and storage cupboard.*

#### **Bedroom 2 with en-suite**

*Bedroom two is a double bedroom with large fitted wardrobes and smaller storage cupboards. There is parquet flooring leading through the bedroom into the en-suite bathroom. The en-suite bathroom in this room has tiled walls with a walk in shower, toilet, hand basin and window.*

#### **Kitchen**

*This large spacious kitchen and dining room with tiled flooring has a lovely fitted kitchen with an island hob. There are sliding doors that lead out to the back garden which give this room plenty of light and a view into the garden. There's a small storage cupboard with a door to the back of the room. There is side access to the property with a separate back door next to the storage cupboard.*

#### **Garden**

*A generous garden that leads down to both sides of the property and out to the back. There's access to the garage from the garden through double doors, and a side gate that gives access to the front of the property.*

#### **Garage**

*A large double garage with access for two cars from the front of the property, there are double doors at the back of the garage for access from the garden.*

*The garage has a side gate attached to the property with access into the garden from the front of the house.*

#### **Council Tax**

*Band = F*











*Spacious two bedroom bungalow with good size garden in the sought after Rhiwbina in North Cardiff. Situated in a quiet cul-de-sac, close to all amenities, this two double bedroom property has been refurbished by the current owners and offers a great opportunity for those looking to downsize or be close to Rhiwbina. NO CHAIN.*

**1292.00 sq ft**

**£385,000 - Freehold**

