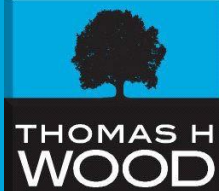




**10 Heol Aer**

Rhiwbina, Cardiff, CF14 6NJ



**Asking Price Of £350,000**

**2 Bedrooms**





An impressive two double bedroom detached bungalow in the ever popular village of Rhiwbina. The current owners have maintained the property to a high standard which benefits from a modern kitchen and shower room along with an excellent extension to the rear and with the potential to develop further if required (STP). The beautiful rear garden with raised beds and tranquil pond makes this the ideal bungalow situated on a very quiet road close to Rhiwbina village. Viewing is highly recommended and sold with no onward chain.

### **ENTRANCE PORCH**

An extended entrance porch with ceramic tiled flooring, large uPVC double glazed window with privacy glass to the side aspect. uPVC door leading to;

### **HALLWAY**

An L shaped hallway with carpeted floors, radiator, loft access with hatch and drop down ladder, power points. Access to the cloakroom with space for coats and door to WC with wash hand basin.

### **LOUNGE**

16' 10" x 10' 11" (5.13m x 3.33m) A bright and airy living room to the front of the bungalow with large uPVC picture window with fitted blind, coved ceiling, skirting, fitted carpets, modern gas fire with granite hearth and surround. Ceiling lights, radiator, power points.



### **KITCHEN**

13' 10" x 8' 6" (4.22m x 2.59m) A traditional kitchen with a range of white cabinets at both floor and wall level with complimentary work surfaces. Chrome bowl and a half sink with mixer taps, space for washing machine, dishwasher. Integrated fridge & freezer, electric hob with extractor, electric oven and grill. Double glazed window to the side aspect, ceramic tiled flooring, inset halogen ceiling lights, Double doors lead to:

### **GARDEN ROOM**

11' 6" x 10' 9" (3.53m x 3.29m) A fabulous extension with ceramic tiled floors and uPVC door leading to the beautiful garden. Radiator, space for sofas, dining table and chairs.

### **BEDROOM 1**

12' 3" x 9' 5" (3.75m x 2.89m) A spacious double room to the rear of the bungalow with uPVC window to the rear garden aspect. Carpets, radiator, fitted blinds.

### **BEDROOM 2**

8' 9" x 11' 5" (2.69m x 3.49m) A second double room with uPVC window to the side aspect, fitted blinds, carpeted floors, radiator.

### **BATHROOM**

8' 5" x 6' 11" (2.57m x 2.12m) Recently refurbished modern shower room, large shower cubicle with wall mounted chrome valves and shower, low level WC and pedestal wash hand basin, fully ceramic tiled walls and flooring, chrome ladder style towel radiator, inset halogen ceiling lights, uPVC frosted window. Cupboard with combination boiler.

### **OUTSIDE**

To the front of the property is a large driveway for multiple cars. Laid lawn with mature shrubs and trees, brick wall boundary.

To the rear of the property is a beautiful enclosed garden with raised and fully stocked beds, pond, lawned area, generous patio, timber shed to remain, access to property via extension and side access.

### **TENURE**

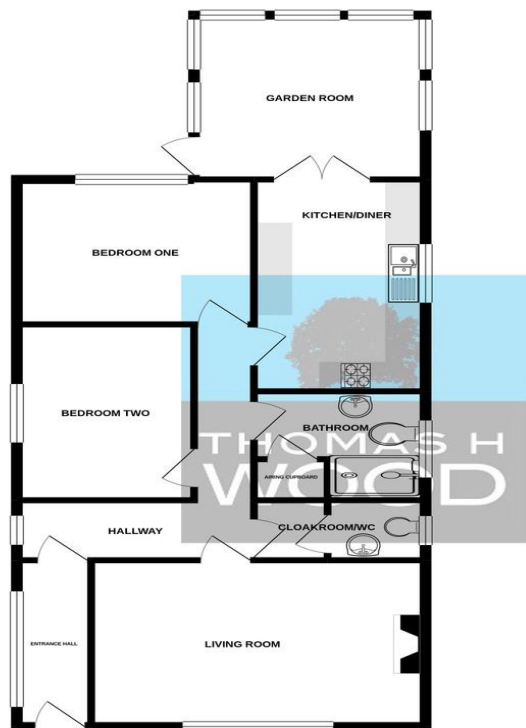
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

### **COUNCIL TAX**

Band E



**GROUND FLOOR**  
79.9 sq.m. (860 sq.ft.) approx.



**TOTAL FLOOR AREA : 79.9 sq.m. (860 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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