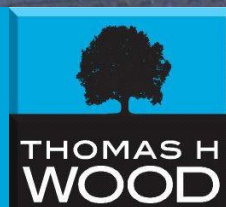




25 Heol Y Bont

Rhiwbina, Cardiff, CF14 6AJ



Asking Price Of £400,000

3 Bedrooms





A wonderful opportunity to purchase this versatile three-bedroom detached bungalow in the highly sought after village of Rhiwbina. Situated on Heol Y Bont and a short walk to the village with its many shops, amenities and highly regarded primary school. The property has exceptional potential and the loft space is prime for conversion to create an additional bedroom and bathroom, subject to planning. The property briefly comprises; entrance hallway, lounge, three double bedrooms, family bathroom, kitchen and large conservatory. Sold with no onward chain with viewing highly recommended.

#### **ENTRANCE**

Via porch with carpeted floors, textured walls leading to main entrance with original wooden front door to hallway

#### **HALLWAY**

Carpeted floors, radiator with TRV, decorative wall panelling, textured walls and ceilings.

#### **BEDROOM 1/LOUNGE**

12' 0" x 15' 9" (3.67m x 4.81m) A versatile room that would make an excellent bedroom or additional lounge. Carpeted floors, papered walls, textured ceiling with coving. Radiator with TRV, television point, double glazed bay window overlooking the front of the property.



#### **BEDROOM 2**

10' 11" x 12' 11" (3.34m x 3.96m) A generous double bedroom with fitted wardrobes, carpeted floors, radiator with TRV. Papered walls and ceiling, coving, double glazed bay window overlooking the front of the property.

### **BEDROOM 3**

9' 10" x 9' 10" (3.00m x 3.00m) A further double bedroom with double glazed window overlooking the rear gardens. Carpeted floors, papered walls and ceiling, coving. Radiator with TRV and fitted wardrobes.

### **LOUNGE**

9' 10" x 14' 10" (3.00m x 4.54m) Carpeted floors, decorative panelled walls, textured ceilings fireplace, sliding doors to conservatory.

### **KITCHEN**

7' 2" x 14' 10" (2.20m x 4.53m) Tiled floors, textured walls and ceiling, coving. A mixture of base and wall units sink with mixer tap, space for cooker, low level fridge freezer and washing machine. Cupboard with Worcester combination boiler, two double glazed windows to the side aspect and door to conservatory.

### **CONSERVATORY**

18' 7" x 12' 7" (5.68m x 3.85m) (max) A generous conservatory overlooking the mature and private gardens. Tiled floors, radiator with TRV, uPVC French doors to garden door to uPVC door.

### **BATHROOM**

5' 8" x 8' 0" (1.75m x 2.44m) Fully tiled walls, low-level WC, sink with mixer tap, bath, separate shower with glazed screen and electric shower. Double glazed windows to the side aspect.

### **LOFT**

A large loft area fully boarded and ideal for conversion subject to planning

### **OUTSIDE**

To the front of the property there is large lawn area, parking, access to garage and pathway to property.

To the rear there is a mature garden with laid lawn and access to the garage.

### **TENURE**

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

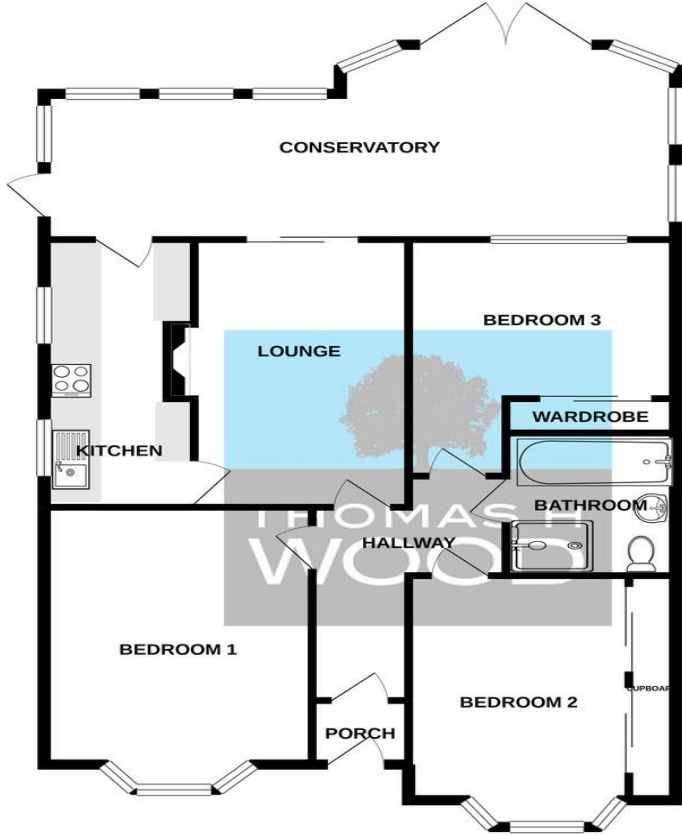
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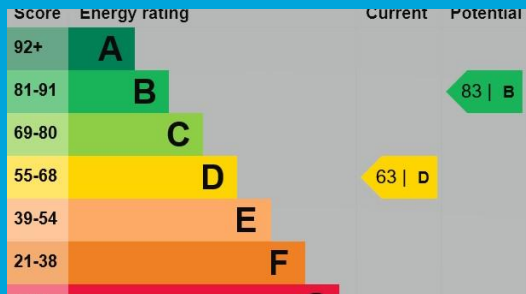


**GROUND FLOOR**  
108.7 sq.m. (1170 sq.ft.) approx.



**TOTAL FLOOR AREA : 108.7 sq.m. (1170 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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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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