

22 Clos Ton Mawr

Rhiwbina | Cardiff | CF14 6RH

Semi-Detached Bungalow | Asking Price Of £285,000



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PROPERTY DESCRIPTION

****SEMI DETACHED BUNGALOW**** Situated close to Rhiwbina village this semi detached bungalow offers entrance hall, lounge, kitchen, two bedrooms and bathroom. The property has front and rear gardens plus driveway and single garage.

- **Tenure** Freehold
- **Council Tax Band** E
- **Floor Area (approx.)**
- **Viewing Arrangements**
Strictly by Appointment

PORCH

Entered via obscured uPVC double glazed sliding doors to porch. Tiled floor.

ENTRANCE HALL

Obscured glazed door to entrance hall. Gas and electric meter cupboard. Telephone point. Thermostat. Radiator. Access to loft space.

LOUNGE

14' 6" x 10' 11" into alcove (4.42m x 3.34m) Double glazed uPVC French doors to rear garden. Coved ceiling. Radiator. Feature fireplace with inset coal effect gas fire.

KITCHEN

10' 2" x 7' 10" (3.10m x 2.40m) Double glazed uPVC window overlooking rear garden. Obscured double glazed uPVC door to rear garden. Cream base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in oven, electric hob and extractor

hood over. Built in fridge.

BEDROOM ONE

12' 10" x 10' 11" (3.93m x 3.33m) Double glazed uPVC window to front. Fitted wardrobes. Radiator. Coved ceiling.

BEDROOM TWO

11' 5" x 10' 2" (3.49m x 3.10m) Double glazed uPVC window to front. Fitted wardrobes. Radiator.

BATHROOM

6' 10" x 5' 4" (2.09m x 1.64m) Obscured double glazed uPVC window to side. Mostly tiled walls. Panelled bath with mixer tap and with wall mounted shower attachment over, vanity enclosed wash hand basin with mixer tap and with a storage below. Chrome heated towel rail.

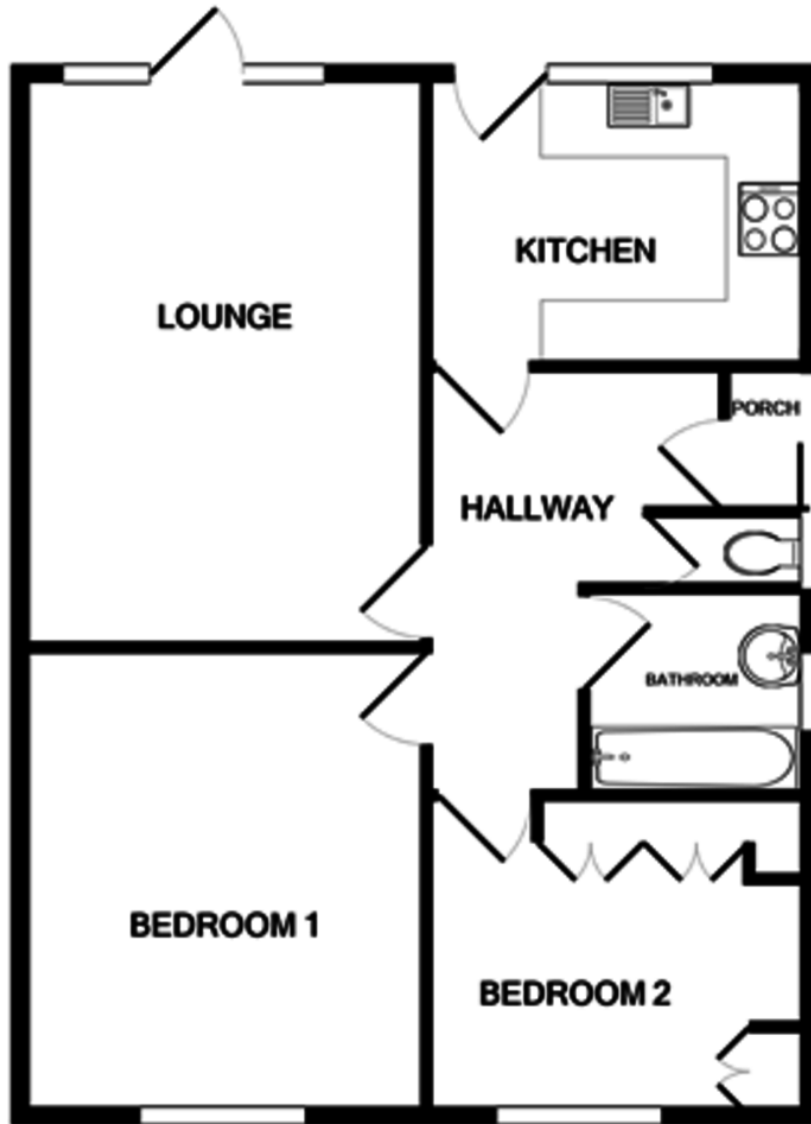
OUTSIDE

A pretty front garden, driveway to side and garage.

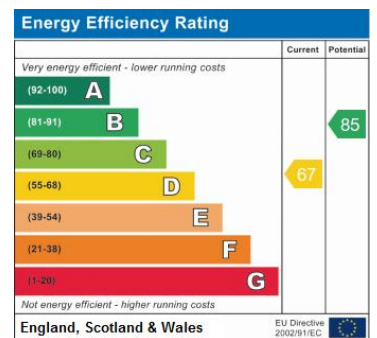
To the rear there is a low maintenance paved garden with a variety of shrubs.



FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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