

## 36 Heol Cae Rhys

Rhiwbina CF14 6AP

- No onward chain!
- Two Bedroom
- Semi Detached
- Sought after location
- Large enclosed rear garden
- Off street parking
- Garage
- EPC - D

Guide price £375,000

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This semi-detached bungalow occupies a sought after position within walking distance to the amenities in Rhiwbina village, with Whitchurch and Llanishen also nearby this is a great location for those looking to downsize or put their own stamp on a property.

Accommodation briefly comprises of: Entrance, hallway, living room, dining room, kitchen, two bedrooms and a bathroom. The property further benefits from a large enclosed rear garden, detached garage and a driveway providing off road parking.

Offered to the market with no onward chain, viewings are highly recommended and can be arranged by contacting our Whitchurch branch.

### Entrance

Entered via double glazed PVC door to the front.

### Hallway

Concealed meter cupboards, radiator, built in storage cupboards, loft access hatch. Doors to:

### Living Room 12'7 max x 22'5 max (3.84m max x 6.83m max)

Double glazed PVC window to the front, set of single glazed wood French doors with matching windows either side into the dining room. Serving hatch to kitchen, two radiators, gas fireplace with a Marble hearth and surround.

### Dining Room 16'4 x 6'1 (4.98m x 1.85m)

Double glazed window to the rear, half double glazed door out to the garden. Worcester combination boiler, built in storage cupboards and tiled flooring. Doorway to kitchen.

### Kitchen 10'10 max x 9'11 max (3.30m max x 3.02m max)

Double glazed window to the rear aspect, range of wall and base units with work tops over. Small breakfast bar, four ring gas hob, double oven and grill, cooker hood over. Tiled splash back, stainless steel sink and drainer, space for base fridge. Tiled flooring. Radiator, serving hatch to the lounge, door to hallway.

### Bedroom One 12'11 max x 10'5 max (3.94m max x 3.18m max)

Double glazed window to the front, radiator.

### Bedroom Two 8'11 x 10'6 (2.72m x 3.20m)

Double glazed window to the rear, radiator.



### Shower Room 7'6 x 5'8 (2.29m x 1.73m)

Wet room style shower room with a walk in shower with folding doors, low level seat and electric shower. Wash hand basin, WC, radiator, tiled walls, extractor fan, radiator and vinyl floor.

### Outside

#### Front

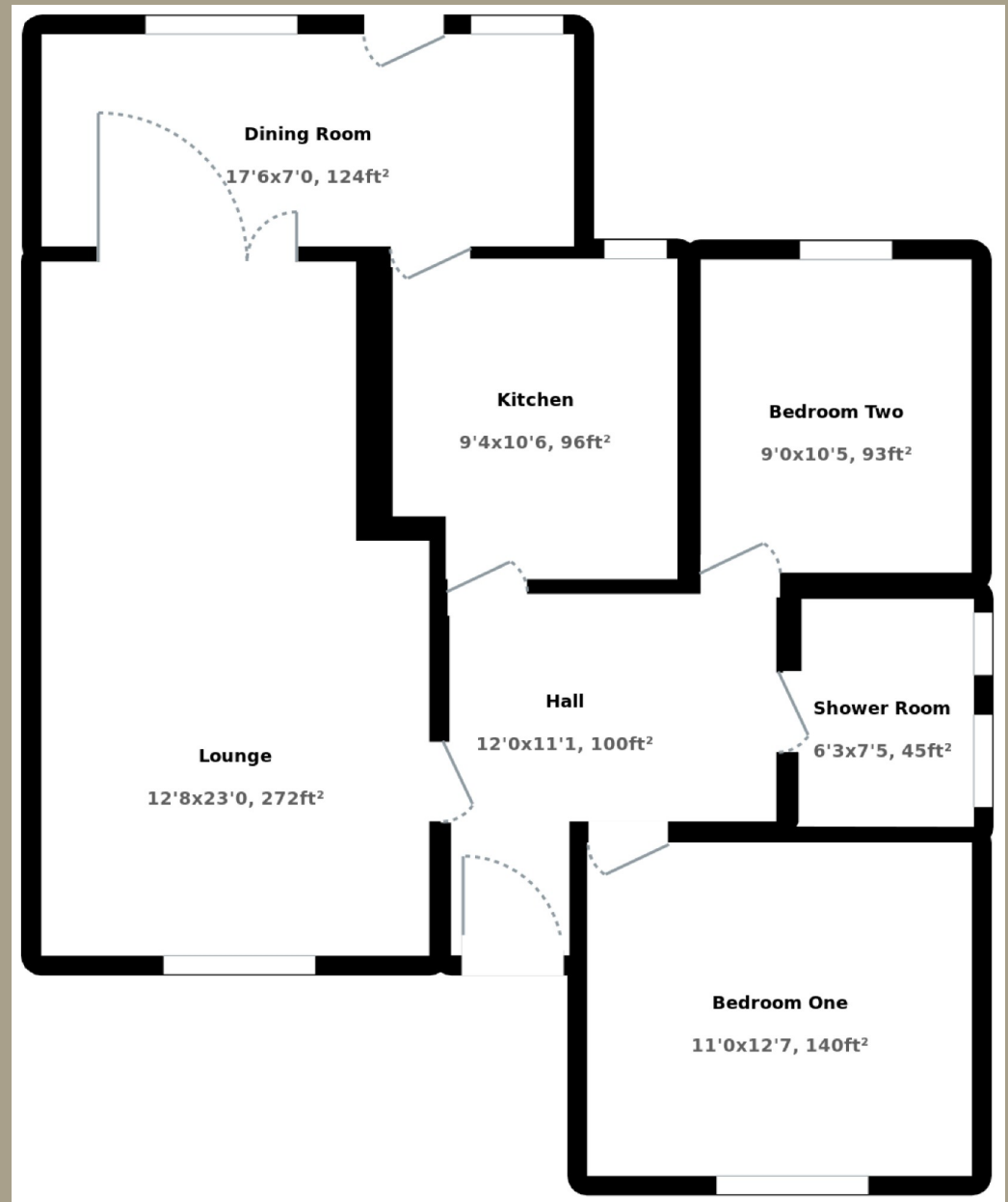
Lawn with paved path, low rise concrete wall and driveway to the side for off street parking. Outside light and storm porch to the entrance.

## Rear Garden

Enclosed rear garden with paved patio, lawn, glass greenhouse and vegetable garden area. Gate to the side leading out to the front of the property. Detached garage.

## Garage

Detached garage with up and over door.



12 Merthyr Road, Whitchurch, Cardiff, CF14 1DG

T 02920 623115

F 02920 625807

E [whitchurch@hern-crabtree.co.uk](mailto:whitchurch@hern-crabtree.co.uk)

W [www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



