

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS*



1 CLOS HENDRE, RHIWBINA, CARDIFF CF14 6PN

Large, Detached, Three Bedroom, Bungalow pleasantly and conveniently situated on the corner of Clos Hendre and Heol Hendre, itself between Thornhill Road and Heol Tyn y Coed in the well-regarded suburb of Rhiwbina. Local facilities are within easy reach on nearby Heol Llanishen Fach and there is ample recreational space close by. Cardiff City Centre is approximately four miles distant and can be readily accessed via bus routes on either Thornhill Road or Heol Llanishen Fach.

The property, is built of brick with rendered elevations under a tiled roof and has the benefit of gas central heating via a modern gas combination boiler and offers well-proportioned accommodation that has been well maintained, but would now benefit from some modernising and upgrading. The bungalow is set on a very large, well-stocked corner plot with a driveway and a brick-built garage.

Briefly comprising: Hall, Lounge, Kitchen, Study/Dressing Room, Three Good Size Bedrooms, Shower Room, Separate W.C. Front and Side gardens, Driveway and Detached Garage.

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: £395,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

Aluminium Front Door to –

HALL: Parquet floor, one radiator, built in cupboard, doors to all rooms, coving and ceiling light.

MAIN LOUNGE: (12'0" x 14'0") Window to front, curtain rail and pelmet above, coal effect gas fire, radiator, coving and ceiling light. Glazed door to -

KITCHEN: (9'11" x 9'1") Windows to side and rear and glazed door to side garden. Range of fitted floor and wall mounted units comprising cupboards, drawers and work surfaces, one and half bowl sink unit with mixer tap, four ring hob and extractor over, separate built-in oven, part wall tiling and wall mounted Worcester combination boiler to serve central heating and hot water. Wall mounted weighing scales, radiator, ceiling light and built-in airing cupboard with radiator and slatted shelving and meter cupboard.

FRONT BEDROOM ONE: (10'9" x 16'8") Window to front with vertical blinds, radiator under, two pendant light, aluminium door to the front path. Door off to –

DRESSING ROOM: (7'10" x 7'10") One radiator, built-in wardrobes and ceiling light. Door off to hall.

BEDROOM TWO : (11'1" x 9'11") Sliding patio doors to side garden, curtain track above, radiator, loft hatch and ceiling light.

BEDROOM THREE: (10'9" x 13'10") Aluminium window to side, one radiator, range of built-in bedroom furniture with wardrobes, dressing table and bedside cabinets and ceiling light.

BATHROOM: (5'5" x 4'10") Frosted window to side, suite comprising walk-in shower cabinet with a Mains shower, wash hand basin in its own vanity unit, towel rack radiator, panelled walls and ceiling light.

SEPARATE W.C. With a low flush w.c. half tiled walls, window to side, tiled floor and ceiling light.

EXTERIOR

FRONT GARDEN: Mainly laid to lawn with mature plants and shrubs.

SIDE GARDEN: With a raised paved patio with an Italian stone surround and laid lawns with fir screen to front, mature trees and shrubs. Garden having length of 60' with a southerly aspect.

DRIVEWAY from Heol Hendre: Giving access to –

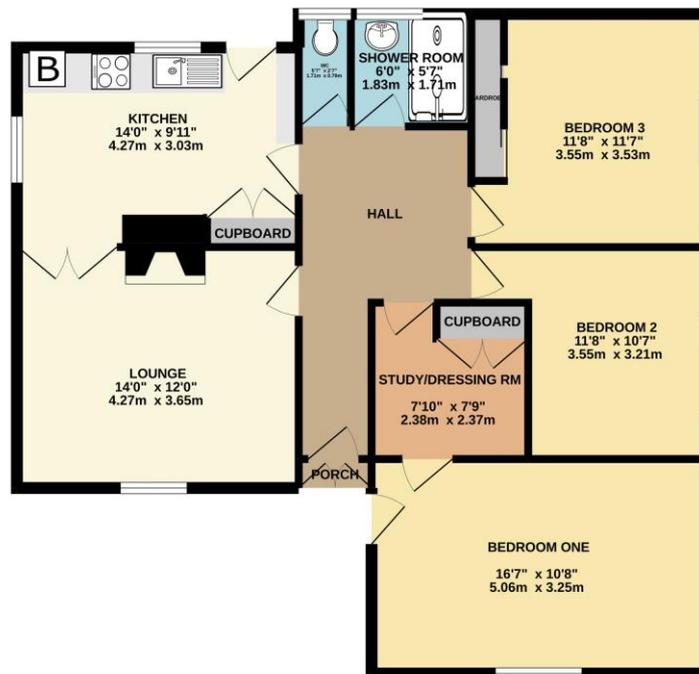
DETACHED SINGLE GARAGE: (17'0" x 9'4") Built of brick, outside tap, with an electric Up and Over door, window to side, consumer unit. **STOREROOM** off.

TENURE: We understand the tenure will **BE FREEHOLD ON COMPLETION**, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance, please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



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TOTAL FLOOR AREA: 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the features 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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