

25 Greenfield Road, Rhwbina
Cardiff
CF14 1TE

Entrance Hall

Enter via a large composite door into this light and inviting reception hall. A quality ceramic tiled floor runs through to all ground floor rooms via doorways and boasts under floor heating. Loft space with pull down ladder leading up to a large fully boarded loft.



Cloakroom W.C.

With quality ceramics to walls. Suite comprising of white W.C. Floating shelf with sink bowl. Downlighting. Window.



Lounge Kitchen 31'9" x 18'4" (max)

A stunning open plan lounge kitchen area with ample natural light streaming in from windows to one side, bi folding doors leading out to garden to the other side and large windows to the feature rear 'Apex' gable end. A lovely quality White gloss fitted kitchen area with a great

selection of wall, base & tall units with Granite worktops and insert sink & mixer tap, Integrated electric oven & microwave. Matching Island with induction hob and breakfast bar. Three 'Velux' type windows to roof.



Bedroom One 12'0" (max) x 10'11"

a generous sized double bedroom with bay window to front.



Bedroom Two 11'9" (max) x 10'10"

Another good-sized double bedroom with bay window to rear.



Bedroom Three 8'4" x 7'10"

Single sized bedroom presently used as a changing room. Floor to ceiling wardrobes. Window



Bathroom W.C. 8'5" (min) x 7'5"

Again, a high-class finish with White luxury suite comprising of W.C. Vanity unit with sink basin. Bathtub and wet are with mains fed mixer shower over. Window



Laundry Room 9'2" x 7'4"

Well kitted out with White gloss wall, base & tall units. Granite worktop. Window. Worcester gas combination boiler fires domestic hot water & heating.



Front Garden

Landscaped with brick-based hardstand offering off road parking. Paved path tom property and around side leading to rear via a timber pedestrian gate.

Side & Rear Garden

To the side of the property is a good-sized artificial lawn enclosed by fencing and leading around to a brick-based area offering parking for two cars accessed via gates to side.



Garage

Brick built semi detached garage presently kitted out as an office. Accessed via a Upvc 'French Style' glazed door. Window to side. Power & light

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



property sales lettings property management

498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056

Fax: 029 2056 5761



25 Greenfield Road, Rhwbina, Cardiff, CF14 1TE



At This Sort After Location and Occupying a Good-Sized Level Corner Plot Can Be Found This Greatly Extended, Refurbished & Stylish Semi-Detached Bungalow To Be Found in Mint Condition Throughout. Spacious & Tasteful Living Accommodation Is Offered by Way of Entrance Hall, Cloakroom W.C. A Spectacular 31' Open Plan Kitchen Lounge with Large Glazed 'Apex' Gable End Feature, Quality Fitments to Include White Gloss Units, Granite Worktops & Island, Three Bedrooms, Bathroom W.C. & Laundry Room. Fully Boarded Loft Space. Landscaped Gardens to Front, Side & Rear. Garage. Underfloor heating Throughout Fired by a Gas Combination Boiler. Upvc Windows. The Finish to The Property Is Second to None and Must be Viewed to Truly Appreciate.

£599,950 Freehold