

Heol Rhayader

WHITCHURCH, CARDIFF, CF14 2DH

GUIDE PRICE £260,000

**Hern &
Crabtree**



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Tucked away in a quiet corner of sought-after location in Whitchurch is this beautifully renovated two-bedroom end of terrace home offering modern design, practical living on a generous corner plot.

The heart of the home is a stunning open-plan kitchen, dining, and living area, perfect for contemporary lifestyles. The stylish forest green shaker kitchen features a Belfast-style sink, ample worktops, and a central island with an induction hob – ideal for cooking and entertaining. The space flows into a bright lounge with French doors leading to a sunny, private patio and low-maintenance wrap around garden, with a home office.

Upstairs, you'll find two generous double bedrooms with fitted wardrobes and a modern family bathroom with a separate shower and bath.

Set in a leafy, community-focused area with great schools, parks, cafés, and excellent transport links to Cardiff, this home is ready to move into and enjoy.



911.00 sq ft

Entrance

Entered via a composite door into the open plan Lounge, kitchen and dining area.

Lounge Area

Open plan Double glazed window to the front and double glazed French doors to the side. Radiator. Wood lamainte flooring. Open archway to the dining area.

Dining Area

Double glazed window to the front. Radiator. Continuation of wood lamiante flooring. Radiator.

Kitchen

Double glazed window to the rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Integrated four ring electric hob. Integrated oven, washing machine, dishwasher, fridge and freezer. Cermaic sink. Continuation of wood laminate flooring.

Hallway

Walk in cupboard. Radiator. Door leading to the rear. Double glazed windows to the side and rear. Stairs to the first floor.

Landing

Radiator. Loft access hatch. Storage cupboard.

Bedroom One

Double glazed windows to the front. Radiator. Wooden floorboards. Large built in wardrobe.

Bedroom Two

Double glazed window to the front. Radiator. Built in wardrobe.

Bathroom

Obscure double glazed window to the rear. Bath, Seperate shower, wash hand basin and w/c. Tiled walls and floor. Heated towel rail.

OUTSIDE

Garden

Wooden gate to the driveway. Enclosed with timber fencing. Patio sitting area.

Front

Gate to the garden from the driveway. Wooden fencing. Sitting area. Parking.

Office

Office with double glazed doors and double glazed window to the side and rear. Power and light.

Disclaimer

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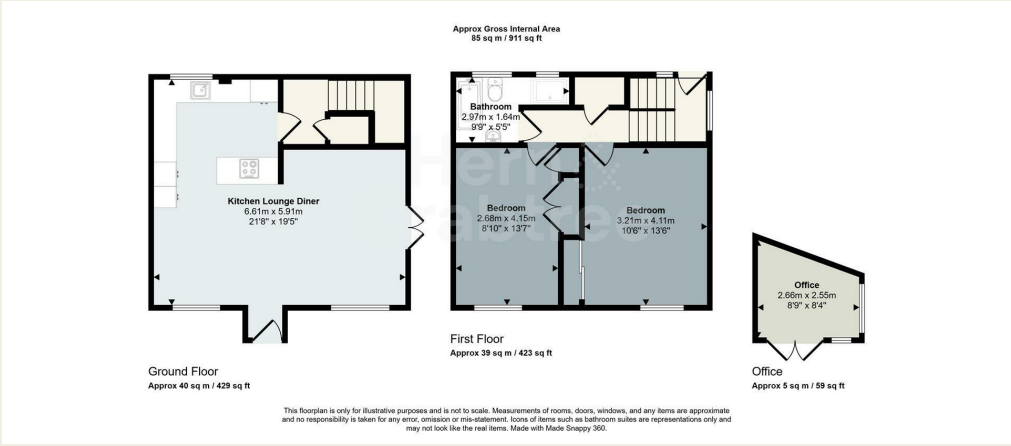
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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