

# Heol Erwin

RHIWBINA, CARDIFF, CF14 6QR

**GUIDE PRICE £425,000**

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Crabtree**



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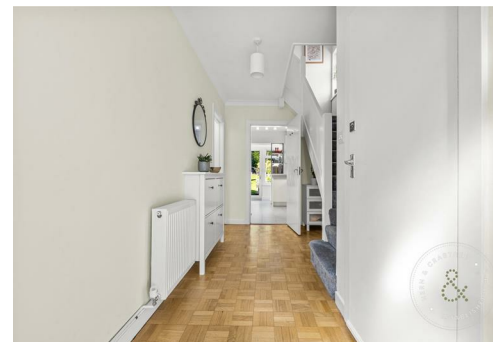
Heol Erwin is a peaceful residential street in the heart of Rhiwbina, one of Cardiff's most desirable suburbs.

This semi-detached home combines well-planned accommodation with a thoughtfully landscaped garden, making it an appealing choice for those seeking both comfort and convenience.

The ground floor has been arranged with an easy flow, where a welcoming sitting room opens into a dining area and on to a bright conservatory. These spaces balance family living with the opportunity to entertain, while the kitchen, fitted with Neff and Bosch appliances, is complemented by a useful utility area. Upstairs, three bedrooms are served by a stylish family bathroom, offering flexibility for couples or families alike. The gardens form a key part of the home, with established planting, patio seating, generous lawns, and a vegetable plot designed for those who enjoy outdoor living. A private driveway, garage, and storage add practicality to the charm.

Rhiwbina is renowned for its village atmosphere, rich history, and strong sense of community. The local high street offers an excellent selection of independent shops, cafés, and restaurants, together with everyday conveniences. Families are well served by highly regarded primary and secondary schools, while nearby parks such as Caedelyn Park and Parc-y-Pentre provide open green space for leisure and recreation. The surrounding area also offers easy access to the Taff Trail and the open countryside of the Vale of Glamorgan for walking and cycling.

Transport connections are excellent, with Rhiwbina railway station providing direct links into Cardiff city centre in under 15 minutes, and regular bus services connecting nearby districts. Road links via the A470 and M4 ensure straightforward travel further afield. Heol Erwin offers a home that is both connected and tranquil, combining the best of village life with the convenience of the city.



1155.00 sq ft

### Entrance & Hallway

Entered via a decorative composite front door with matching obscure glazed side panel. The hallway features refurbished wood block flooring, stairs rising to the first floor, radiator, and understairs storage cupboards. Doors lead through to the cloakroom, kitchen, and living room.

### Cloakroom

With obscure double-glazed window, WC, wash hand basin with tiled splashback and tiled flooring.

### Living Room

A welcoming reception room with front aspect double-glazed window, radiator, tiled hearth, and matching wood block flooring. A squared archway opens into the dining room.

### Dining Room

Offering sliding doors to the conservatory, radiator, wood block flooring, and a connecting door back to the kitchen.

### Conservatory

A bright addition to the living space with double-glazed windows to the rear, double-glazed K-glass roof, and double-glazed door to the rear garden. Features include a luxury vinyl floor, radiator, power, and lighting.

### Kitchen

Fitted with wall and base units, worktops, and a one-bowl stainless steel sink with mixer tap. Integrated appliances include a full-length Neff dishwasher, fridge freezer, Neff oven, high-power microwave, and induction hob with matching splashback and Bosch extractor hood. Double-glazed side window, radiator, and tiled floor.

### Utility Area

Accessed via an open walkway from the kitchen, with double-glazed roof and window, double-glazed door to the garden, plumbing for washing machine, countertop, fitted storage cupboard, and potential for stacked tumble dryer. A fitted bookshelf adds further character.

### Landing

Approached by stairs with wooden handrail and balustrade. Obscure double-glazed side window, karndean flooring, loft access hatch.

### Bedroom One

Front aspect double-glazed window, radiator, and karndean flooring.

### Bedroom Two

A further double bedroom with rear aspect double-glazed window overlooking the garden, fitted wardrobes, radiator, and karndean flooring.

### Bedroom Three

A single bedroom with front-facing double-glazed window, radiator, and karndean flooring.

### Bathroom

Stylishly appointed with obscure double-glazed rear window, bath with plumbed raindrop shower over, glass splashback screen, wall-hung wash hand basin with vanity cupboard, WC, mirrored vanity cabinet with lighting, and a heated towel rail. Includes part tiled walls, extractor fan, karndean flooring, and an airing cupboard housing the Baxi combination boiler.

### Garden and Exterior-Front

A landscaped frontage with key block driveway offering off-road parking for one to two vehicles, lawn, low brick wall, and mature shrubs. The driveway continues to the side with gated access to the garden and garage. Outside lights and cold water tap.

### Rear Garden

A generous and well-kept rear garden with lawn, mature shrubs, hedges, and trees. A paved patio area leads to further lawn and raised borders, with steps up to a vegetable plot and second seating terrace. Timber-framed shed included.

### Garage

A single garage with access doors from both garden and front driveway, power, lighting, and additional storage shed to the rear.

### Disclaimer:

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