

Grafton Terrace

RHIWBINA, CARDIFF, CF14 6AU

GUIDE PRICE £325,000

**Hern &
Crabtree**



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NO CHAIN - Viewings From Monday 29th Septmber. Set within the highly regarded suburb of Rhiwbina, this end of terrace home on Grafton Terrace offers an exceptional opportunity to create a residence tailored to your own vision.

With no onward chain and a cul-de-sac location, the property provides generous accommodation comprising three bedrooms, two reception rooms, a kitchen, conservatory, ground floor wet-room style shower room, and first floor family bathroom. A private rear garden with paved patio, mature shrubs and detached garage accessed via a side lane completes the offering. Original period features include a tiled entrance hall and there is wood flooring beneath the lounge.

Rhiwbina is a suburb celebrated for its unique village atmosphere, tree-lined streets and enduring sense of community. The area combines historic charm with modern convenience, offering a rich mix of independent shops, cafés and services, while still providing easy access to Cardiff city centre. Families are particularly drawn to the excellent local schools, both primary and secondary, as well as extensive green spaces including Parc-y-Pentre, Caedelyn Park and the nearby Wenallt woods, which provide opportunities for walking, cycling and outdoor recreation.

Residents benefit from excellent transport connections, with Rhiwbina railway station providing direct services to Cardiff Central, and nearby road networks offering swift access to the A470 and M4. The area's enduring appeal lies in its balance of village character and connectivity, making it a sought-after location for professionals, families and investors. This property represents a rare chance to secure a home with scope for full modernisation in one of Cardiff's most desirable suburbs, ready to be transformed into a residence of individuality and charm.



1037.00 sq ft

Porch

Approached via double glazed French doors with windows either side, the porch provides a useful buffer before entering the main house.

Entrance Hall

The hallway features an original period tiled floor, radiator, staircase to the first floor and understairs storage housing the gas meter with a secure window. A glazed front door with stained glass detail brings in natural light.

Lounge

A front reception room with a bay-fronted double glazed window, radiator and fitted shelving. Wood flooring beneath the current carpets, though this has not been fully inspected, only in part.

Dining Room

A front reception room with a bay-fronted double glazed window, radiator and fitted shelving. Wood flooring beneath the current carpets, though this has not been fully inspected, only in part.

Kitchen

Fitted with wall and base units, stainless steel sink with drainer, four-ring electric hob and integrated oven. A tiled floor, rear double glazed windows and a glazed door lead into the conservatory.

Conservatory

A bright space with a glass roof, double glazed windows and French doors to the garden. Finished with a tiled floor, radiator, lighting and power.

Shower Room

Accessed from the conservatory, this wet-room style shower room includes an electric shower, WC, wash hand basin, vinyl flooring, radiator and obscure double glazed window to the rear.

Landing

Stairs rise from the hallway with wooden handrail to a landing area, offering loft access via hatch, obscure side window and access to the fuse board.

Bedroom One

A front-facing double bedroom with bay-fronted double glazed window, radiator and built-in cupboards and wardrobes.

Bedroom Two

A further double room with rear aspect double glazed window, radiator, built-in wardrobes, storage cupboards and picture rail.

Bedroom Three

A single bedroom with front aspect double glazed window, radiator, built-in cupboard with shelving and a recess over the stairwell, plus picture rail.

Bathroom

Comprising a bath, WC and wash hand basin with tiled walls, rear obscure double glazed window, radiator and cupboard housing a gas-fired combi boiler.

Outside - Front

A low-rise brick wall with gate encloses the front garden which features a paved area with mature hedge to one side.

Outside - Rear & Garden

The rear garden is mainly laid to paved patio with mature shrubs, plastic storage shed and a detached garage, accessible via a side lane. The side lane remains open and is not gated.

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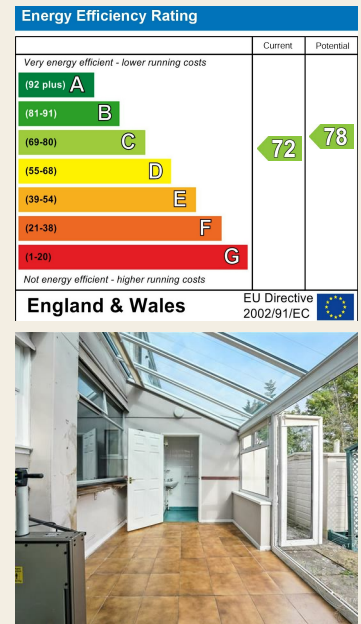
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