

# Heol Ffynnon Wen

RHIWBINA, CARDIFF, CF14 7TP

£270,000

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Crabtree**





# Heol Ffynnon Wen

Positioned in the sought after suburb of Rhiwbina, this thoughtfully arranged terraced home offers a considered balance of practical living space and understated design. The ground floor unfolds as a generous open plan environment where living, dining and kitchen areas connect seamlessly, allowing natural light to pass from front to rear. The kitchen is well organised with a central breakfast bar and direct access to the garden, creating a natural extension for everyday living.

Upstairs, the accommodation is arranged across two floors, offering flexibility for a range of needs. The first floor provides two well proportioned bedrooms alongside a neatly appointed shower room, while the converted loft forms a further bedroom with en suite facilities and useful eaves storage.

Outside, the enclosed rear garden offers both patio seating and gated access to off street parking, while the front approach is neatly landscaped.

Rhiwbina remains one of Cardiff's most desirable residential areas, known for its village atmosphere, independent shops and cafés, and proximity to green spaces including Rhiwbina Recreation Club. The area is well served by local schools and benefits from excellent transport links via nearby train stations and road connections into Cardiff city centre.



**893.00 sq ft**

#### Entrance Hall

Composite entrance door to the front. Stairs rise to the first floor. Electric fuse board. Radiator. Luxury vinyl flooring. Door leading to the open plan living space.

#### Open Plan Living Room, Kitchen and Breakfast Area

Double glazed window to the front. Double glazed window and door to the rear garden. The space benefits from luxury vinyl flooring throughout, spotlights and recessed shelving. Two radiators and a vertical radiator.

The kitchen is fitted with a range of wall and base units with a combination of wood worktops and composite stone surfaces incorporating a breakfast bar. One bowl sink with drainer and mixer tap. Integrated oven and four ring gas hob with glass splashback. Space for fridge freezer and plumbing for washing machine. Useful under stairs storage recess.

#### First Floor Landing

Double glazed window to the front. Radiator. Stairs rise to the second floor. Access to all first floor rooms.

#### Shower Room

Obscure double glazed window to the rear. Walk in shower with glass screen and tiled surround, fitted with a Mira shower. Wash hand basin set within a vanity unit with illuminated mirror above. WC. Heated towel rail. Extractor fan. Tiled floor.

#### Bedroom Two

Double glazed window to the rear. Radiator. Recess suitable for wardrobe or desk.

#### Bedroom Three

Double glazed window to the front. Radiator. Recess suitable for wardrobe.

#### Second Floor Landing

#### Master Bedroom

Double glazed window to the rear. Eaves storage. Radiator. Restricted head height with a maximum of 1.82 metres. Door to en suite.

#### En Suite WC

Obscure double glazed window to the rear. WC and wash hand basin with vanity storage. Heated towel rail. Shaver point. Vinyl flooring. Cupboard housing gas combination boiler. Restricted head height.

#### Rear Garden

Enclosed rear garden with stone paved patio and timber fencing. Gated rear access providing off street parking for at least one vehicle. Timber storage shed. Outside light and cold water tap.

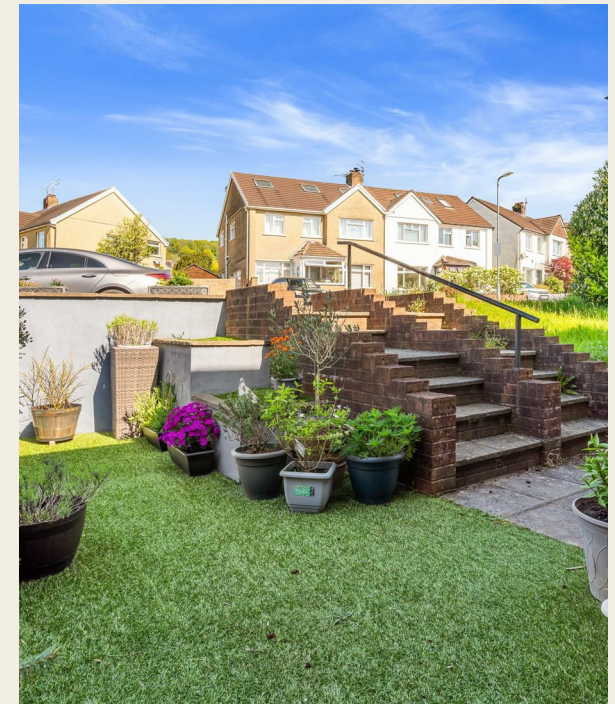
#### Front Garden

Steps leading to the entrance. Astro turf lawn with raised borders and outside light.

#### Disclaimer

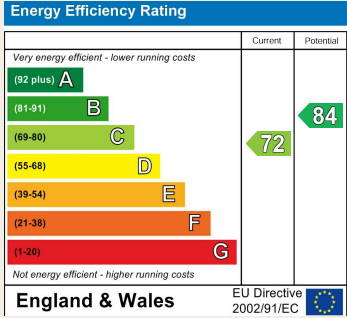
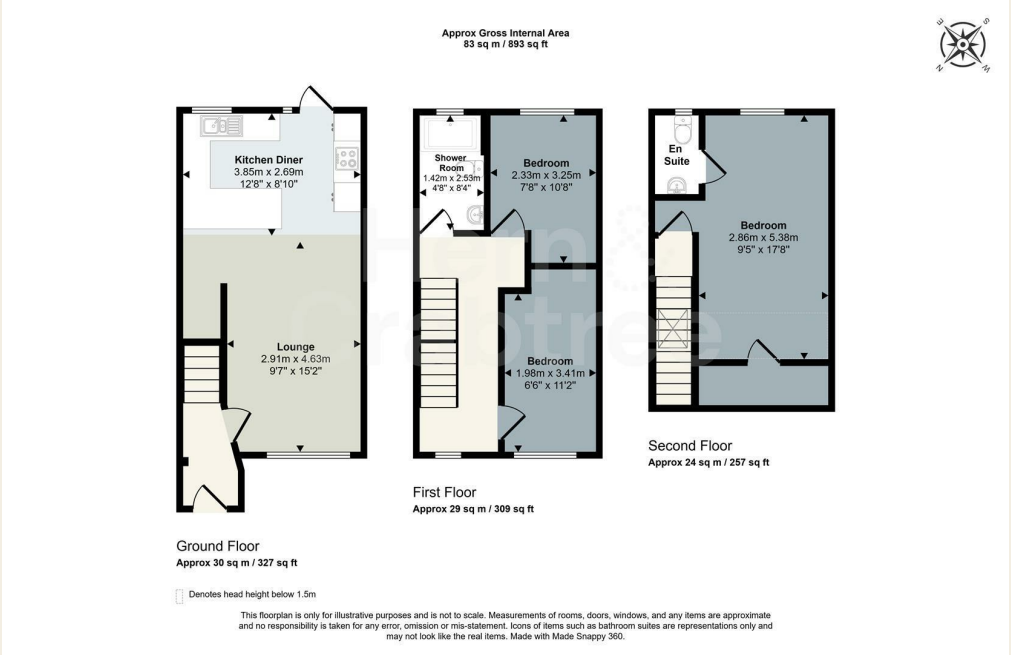
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