

Ty Wern Road

CARDIFF, CF14 4SF

GUIDE PRICE £182,500

**Hern &
Crabtree**



Ty Wern Road

No Chain. Set within the leafy suburb of Rhiwbina, just off Ty Wern Road, this rarely available well-presented first-floor maisonette offers comfort, convenience, and a sense of calm within easy reach of the village centre. The home combines generous proportions with tasteful finishes, featuring two double bedrooms, a bright living and dining room with a bay window, and a thoughtfully designed modern kitchen equipped with integrated appliances. The bathroom enjoys a walk-in shower and neutral décor, while coved ceilings and double-glazed windows add a consistent sense of quality throughout.

Residents benefit from a private garage and allocated parking space, along with a small communal garden that enhances the setting's charm.

Rhiwbina is one of Cardiff's most desirable residential areas, renowned for its tree-lined streets, independent shops, and welcoming community. Excellent local schools, cafés, and amenities are within easy reach, as well as scenic walks around nearby Caedelyn Park and Rhiwbina Recreation Ground. The area is well-connected with Birchgrove and Rhiwbina railway station offering quick access into Cardiff city centre, while nearby routes provide convenient links to the M4 and A470 for commuting. Birchgrove Train Station is only approximately, 1/4 a mile away. This is a superb opportunity to enjoy village living with all the benefits of city proximity.



668.00 sq ft

Entrance Hall

A composite door opens into a welcoming hallway, complete with a double-glazed obscure panel window to the rear, a radiator, and stairs rising to the first floor. The space provides a functional introduction to the home, with a layout that balances practicality and ease of movement.

FIRST FLOOR

Landing

The landing features a wooden banister and coved ceilings, with patch access to the loft. A radiator and phone point are thoughtfully positioned, alongside a large storage cupboard housing the combi boiler, offering discreet utility space.

Bathroom

Fitted with luxury vinyl flooring and partially tiled walls, the bathroom includes a walk-in shower, toilet, and sink. A double-glazed window to the rear allows natural light to filter in, complementing the neutral finishes throughout the space.

Bedroom One

A generous double bedroom to the front of the property, featuring a double-glazed window, coved ceilings, and a radiator, providing a bright and restful environment.

Bedroom Two

A second double bedroom located to the rear, with a double-glazed window, coved ceilings, and radiator, offering comfortable accommodation with a view over the communal areas.

Living /Dining Room

The spacious living and dining area features a square bay window to the front, coved ceilings, and a radiator, creating a light-filled and inviting space for both relaxing and entertaining.

Kitchen

The tastefully presented kitchen includes luxury vinyl flooring, composite work surfaces, stainless steel sink and drainer, four-ring integrated electric hob, and integrated oven and grill. There is dedicated space and plumbing for a washing machine, dishwasher, and fridge, complemented by a combination of wall and base units with a tiled

splashback. A double-glazed window to the front completes the room.

OUTSIDE

A small communal area provides a touch of outdoor space for residents.

Garage

The property includes a private garage and allocated parking space. Parking space for visitors.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information and Lease

Epc - C

Council Tax - D

Tenure: Leasehold

Term of the lease 125

Start Date 1988

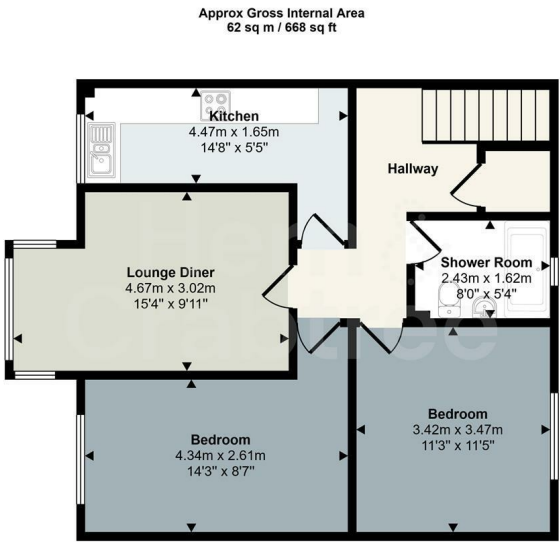
Current amount of years remaining on the lease = 88

Annual Ground Rent = Included in Service Charge

Service Charge = £840 annually (paid at £70pcm)



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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



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