

# 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

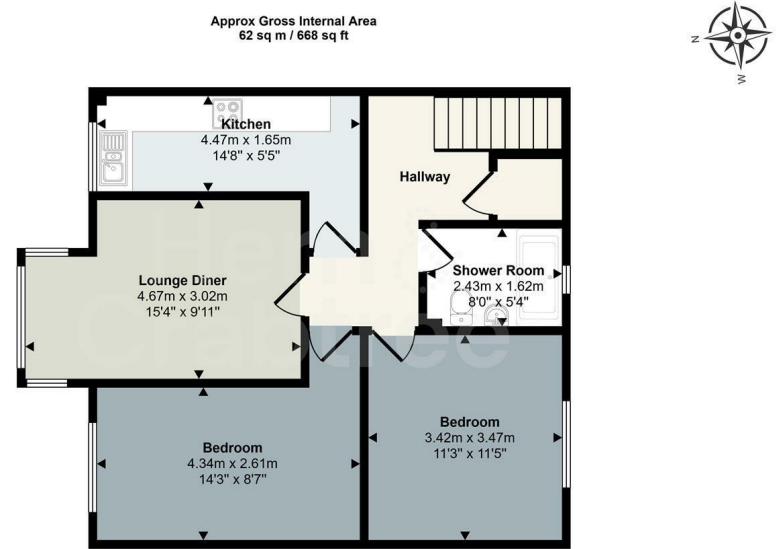
Annual Ground Rent = Included in Service Charge

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



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.