

Kyle Avenue

HEATH, CARDIFF, CF14 1SS

GUIDE PRICE £470,000

**Hern &
Crabtree**



Kyle Avenue

No Chain. Nestled in a quiet street in the highly sought-after suburb of Rhiwbina, Kyle Avenue is a beautifully extended three-bedroom traditional semi-detached home that offers timeless charm and practical living. With two spacious reception rooms, a flowing open-plan layout and a wonderfully private rear garden, this property is ideal for modern family life.

This stylish home features character-rich details including herringbone parquet flooring, a bay window, and a mix of original fireplaces and bespoke finishes. The versatile ground floor includes two generous reception rooms, a sleek kitchen with wooden worktops, and a handy ground floor shower room. Upstairs, three well-proportioned bedrooms are served by a unique family bathroom with eye-catching pebble detailing. Outside, the garden is a true retreat with decking, mature borders, and space to relax or entertain.

Located in Rhiwbina, one of Cardiff's most desirable and well-connected areas, residents enjoy a village-style community with excellent local amenities. The property is just a short walk to Rhiwbina village shops, cafés and parks, with highly regarded schools nearby. Excellent public transport links via Rhiwbina train station and local bus routes offer easy access to Cardiff city centre. Commuters will also appreciate proximity to the A470 and M4. This is a fantastic opportunity to own a stylish family home in one of Cardiff's most popular neighbourhoods — offered through Hern & Crabtree, Cardiff's long-established, trusted estate agent.



1059.00 sq ft

Entrance Hall

This welcoming entrance is approached via a stylish composite front door with decorative panels to the front, above and side. The hallway sets the tone with a monochrome tiled floor, picture radiator, and open space beneath the stairs. Stairs rise to the first floor.

Lounge

A lovely bay-fronted room to the front of the house, filled with natural light from a large double-glazed window. This space features carpet, a picture radiator, and an attractive fireplace with a wooden mantle, stone hearth, and stone backdrop.

Kitchen

The kitchen is fitted with water-based cabinetry and wooden work surfaces, along with a stainless steel sink and drainer. There's a five-ring integrated gas hob with oven below, and space/plumbing for both a washing machine and dishwasher. A side window and glazed door offer light and access to the garden.

Dining Room

Accessed via the Sitting Room or the Entrance Hall. Vertical radiator. Wood parquet flooring. Picture rail. Chimney breast with fireplace alcove.

Sitting Room

Accessed via an arch from the dining room, this space includes double-glazed patio doors opening out to the rear garden. The tiled floor continues seamlessly from the kitchen, and a vertical radiator provides warmth.

Shower Room

Conveniently positioned at the rear of the kitchen, the downstairs bathroom offers a walk-in corner shower with tiled surround, WC, basin, radiator, and a generous storage cupboard. The room is finished with laminate flooring and an obscured double-glazed window.

First Floor

With wooden balustrade and access to a loft hatch, the landing benefits from a side window with decorative leaded-style detailing.

Bedroom One

A spacious double room to the front, featuring a double-glazed window, fitted wardrobes, radiator and wood flooring.

Bedroom Two

A peaceful rear-facing double with wooden floors, a radiator and a disused fireplace with a tiled hearth, wooden mantle and tiled back.

Bedroom Three

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

Bathroom

The upstairs bathroom features a bath, WC, basin with a unique pebble and concrete surround, heated towel rail, tiled flooring and an obscured double-glazed rear window

Outside

Front and Driveway

To the front, a low wall encloses a garden laid with slate chippings and mature planting. A driveway provides off-street parking for at least one vehicle and continues down the side of the house, giving access to the rear garden. The property is positioned in a quiet residential cul-de-sac.

Rear

A generous and well-designed rear garden that blends practicality with charm. There's decking near the house, a large lawn, gravel pathway, mature trees including an apple tree, a garden shed, and high boundary walls for privacy. A Mediterranean-inspired terrace sits to one side, offering space for relaxed outdoor dining.

Tenure

Freehold

Disclaimer

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(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

