

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TROED-Y-RHIW



BEDROOM TWO
3.64 x 4.06 (11'11" x 13'3")

BEDROOM THREE
3.46 x 3.30 (11'4" x 10'9")

LIVING ROOM
4.74 x 3.63 (15'6" x 11'10")

KITCHEN/DINER
3.64 x 4.06 (11'11" x 13'3")

LOUNGE
3.64 x 4.55 (11'11" x 14'11")

BEDROOM ONE
4.86 x 3.33 (15'11" x 10'11")

COUNCIL TAX BAND
BAND F

SCHOOL CATCHMENT
English medium primary catchment area is:
Rhiwbeina Primary School
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary
School catchment areas are yet to be established. Applications
are welcomed.

English medium secondary catchment area is:
Whitchurch High School

Welsh medium primary catchment area is:
Ysgol Y Wern
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian
Primary nac Ysgol Gynradd Groes-wen Primary School eto.
Croesewir ceisiadau.

Welsh medium secondary catchment area is:
Ysgol Gyfun Gymraeg Glantaf

TENURE
We are informed by our client that the property is Freehold, this
is to be confirmed by your legal advisor.





TROED-Y-RHIW

, CF14 6UR - £550,000



3 Bedroom(s)



2 Bathroom(s)



1437.00 sq ft

Nestled in the charming cul de sac of Troed-Y-Rhiw, Cardiff, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,437 square feet, this family home features three spacious reception rooms, providing ample space for relaxation and entertainment. The property boasts three well-appointed bedrooms, ensuring that there is plenty of room for family and guests alike.

With two bathrooms, morning routines will be a breeze, allowing for a harmonious start to the day. The layout of the bungalow is thoughtfully designed, making it an ideal choice for families seeking a peaceful yet accessible living environment.

One of the standout features of this property is its private garden, a serene outdoor space perfect for enjoying the fresh air or hosting gatherings with loved ones. Additionally, the location is in close proximity to scenic walks, offering residents the opportunity to explore the beautiful surroundings and enjoy the natural beauty that Cardiff has to offer.

This bungalow is not just a house; it is a home where memories can be made. With its inviting atmosphere and practical layout, it is an excellent choice for those looking to settle in a friendly community. Whether you are a growing family or simply seeking a tranquil retreat, this property is sure to meet your needs and exceed your expectations.

PROPERTY SPECIALIST

Ms Nadia Refae

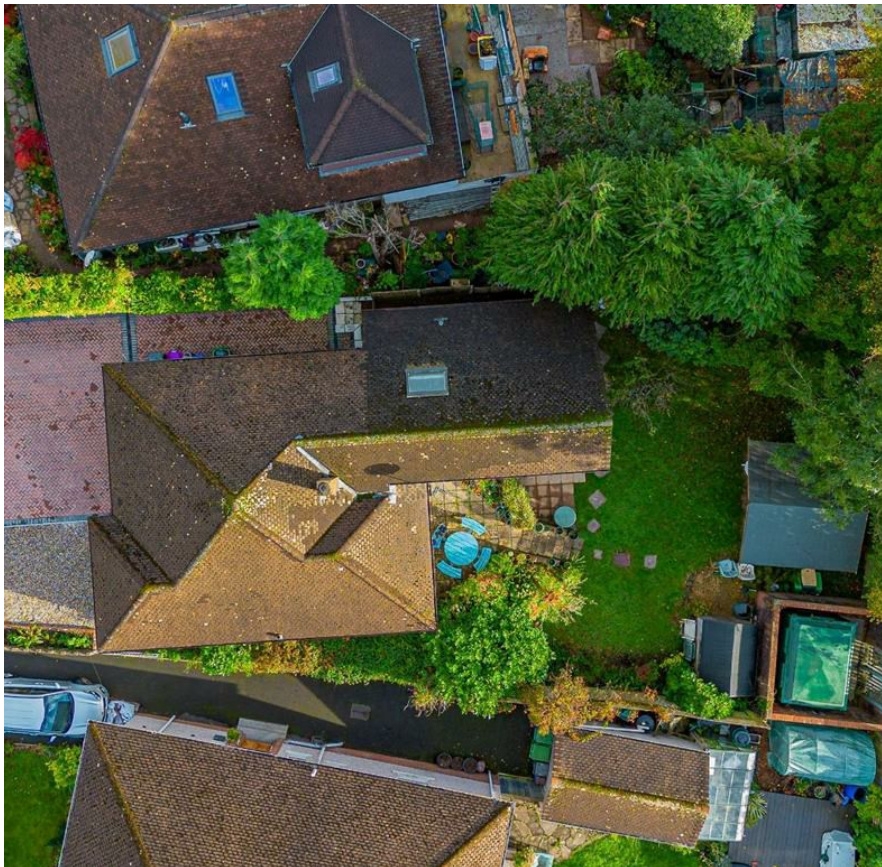
nadia@jeffreygross.co.uk

Valuer





Troed-Y-Rhiw, Cardiff



Energy Efficiency Rating

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