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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Troed-y-Rhiw*

RHIWBINA



### Comments by Ms Nadia Refae

**Property Specialist**  
Ms Nadia Refae  
Valuer

nadia@jeffreyross.co.uk

*Troed-Y-Rhiw combines comfort, space, and convenience, this home is perfect for families or anyone seeking a tranquil yet well-connected setting.*

### Comments by the Homeowner





C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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# Troed-Y-Rhiw

Rhiwbina, Cardiff, CF14 6UR

Asking Price

**£550,000**



3 Bedroom(s)



2 Bathroom(s)



1437.00 sq ft



Contact our  
**Llanishen Branch**

02920 499680

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.



**Bedroom Two 11'11" x 13'3" (3.64 x 4.06)**

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

**Bedroom Three 11'4" x 10'9" (3.46 x 3.30)**

Welsh medium secondary catchment area is:  
Ysgol Gyfun Gymraeg Glantaf

**Living Room 15'6" x 11'10" (4.74 x 3.63)**

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

**Kitchen/Diner 11'11" x 13'3" (3.64 x 4.06)**

**EPC**

D

**Bedroom One 15'11" x 10'11" (4.86 x 3.33)**

**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

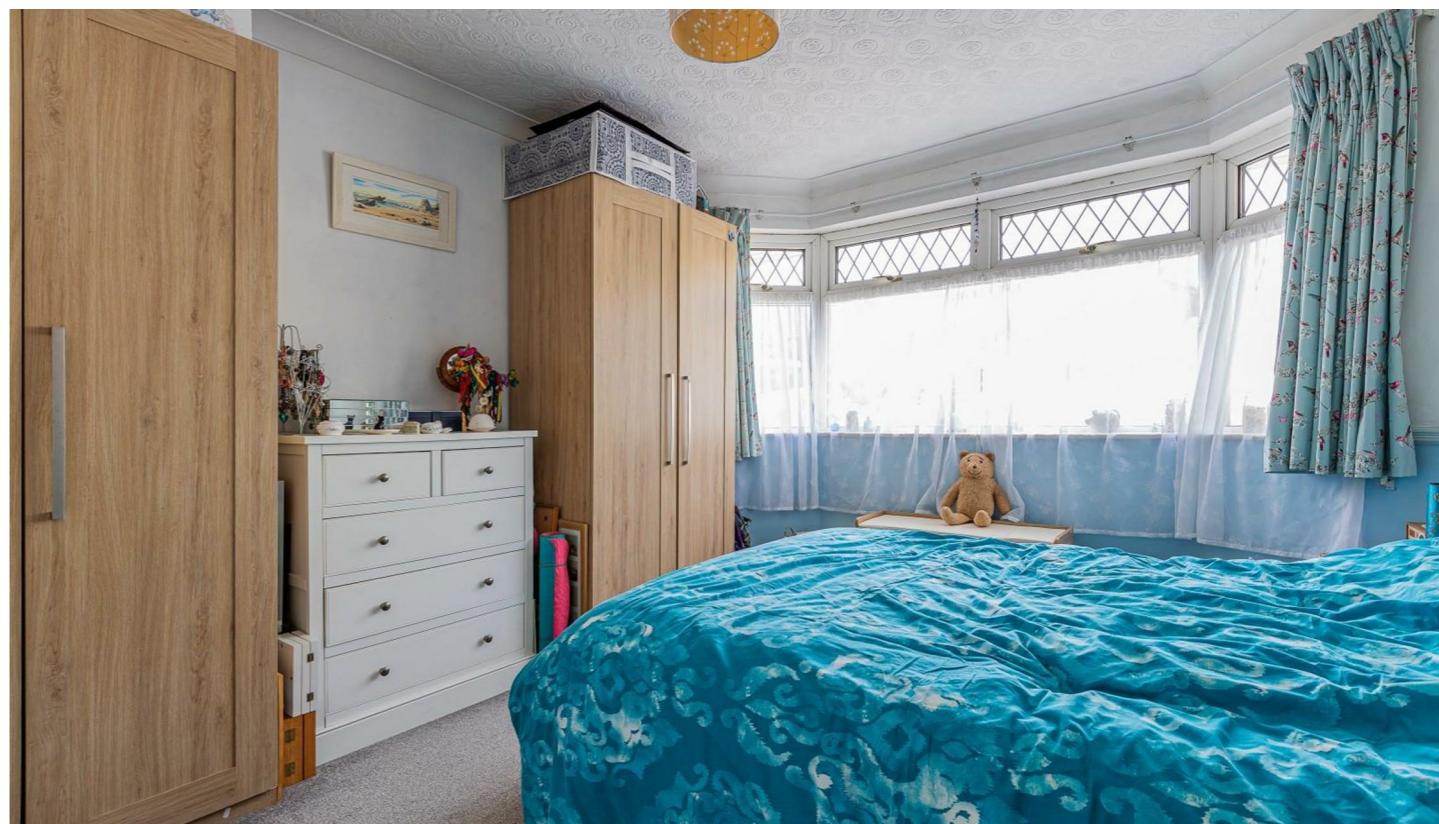
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

