



Edwards & Co
property sales & lettings

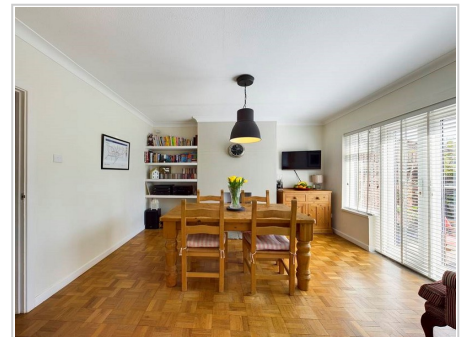
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Heol Lewis,
,
Rhiwbina.
CF14 6QB.

Guide Price: £460,000



- Semi detached three bed family home in Rhiwbina
- Two separate and stylish reception rooms
- Modern newly fitted kitchen open to dining room
- Three generous double bedrooms
- Large family bathroom plus ground floor wc
- Detached garage to rear
- Picturesque gardens to front and rear
- Ample driveway parking for multiple vehicles
- Highly sought after location in Rhiwbina



Ref: PRA52724

Viewing Instructions: Strictly By Appointment Only

General Description

Semi detached three bed family home in Rhiwbina Edwards and Co are delighted to offer for sale this beautifully presented and spacious home in a highly sought after location. The property offers stylish and generous living accommodation and picturesque gardens. MUST BE VIEWED

Accommodation



Front Garden & Entrance

Block paved drive, paved driveway, bordered flowerbed with mature shrubs and bushes, PVC external door with obscure glass pane, PVC casement windows with obscure glass panes.



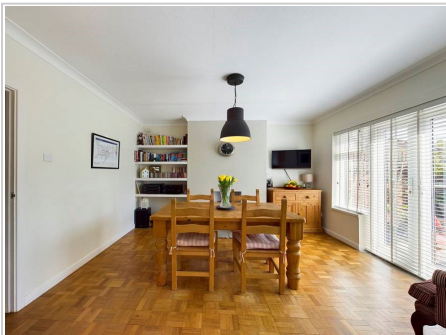
Entrance Hall

Parquet flooring, coving, wood frame internal door with obscure glass panes, wood frame casement windows with obscure glass panes, storage cupboard housing meters, radiator, single light pendant, carpeted stairs to first floor.



Lounge

Parquet flooring, coving, PVC window to front aspect, PVC window to side aspect, log burner style fireplace with slate base, radiator, single light pendant.



Dining Room

Parquet flooring, coving, PVC double patio doors to rear garden with PVC casement windows, log burner style fireplace with slate base set to breast, shelved alcove, radiator, single light pendant.



Kitchen

Tiled floor, part tiled walls, PVC window to side aspect, PVC obscure glass window to side aspect, range of wall, base and drawer units in matte cream with brushed chrome handles and contrasting worktops, integrated dishwasher, integrated fridge freezer, integrated wine fridge, inset oven and grill, inset 5 ring gas hob with stainless steel chimney style extractor fan over, inset stainless steel 1 1/2 sink and draining board with mixer tap, space and plumbing for white goods/utilities, 6 LED down lights, 7 inset LED spotlights, LED lighting to base and wall units.

WC

Tiled floor, part tiled walls, PVC obscure glass window to rear aspect, wall mounted hand wash basin with mixer tap, wc, wall mounted boiler, single light pendant.



First Floor Landing

Carpet, PVC window to side aspect, storage cupboard with shelving and single light fixture, single light fixture, loft hatch access with drop down ladder (loft boarded and insulated), doors to first floor rooms.



Bedroom 1

Carpet, PVC window to front aspect, PVC window to side aspect, fitted 5 door wardrobes in matte grey and mirrored doors, radiator, single light pendant.



Bedroom 2

Carpet, coving, PVC window to rear aspect, 2 fitted double door wardrobes in matte grey and mirrored doors, radiator, single light pendant.



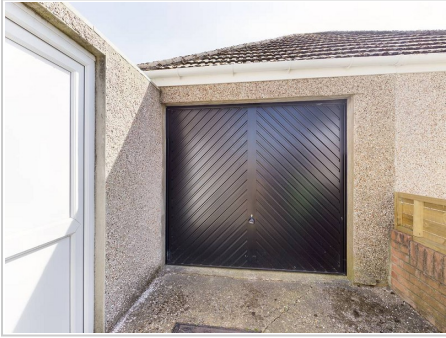
Bedroom 3

Carpet, PVC window to front aspect, radiator, single light pendant.



Bathroom

Tiled floor, part tiled walls, PVC obscure glass window to rear aspect, 4 piece white suite comprising pedestal hand wash basin with mixer tap, raised corner shower unit with glass screens, wc and bath with wall mounted shower head, radiator, 6 inset LED spotlights.



Garage

Detached garage, up and over style door to front, PVC pedestrian access door to side, PVC window to side, wooden access door to garage store.



Rear Garden

Patio sitting area, PVC access door to driveway and front, paved path to pedestrian access to garage, lawn with mature shrubs and bushes to surround, shed, wood fence and mature bush boundaries.

Services

Mains electricity, mains water, mains gas, mains drainage

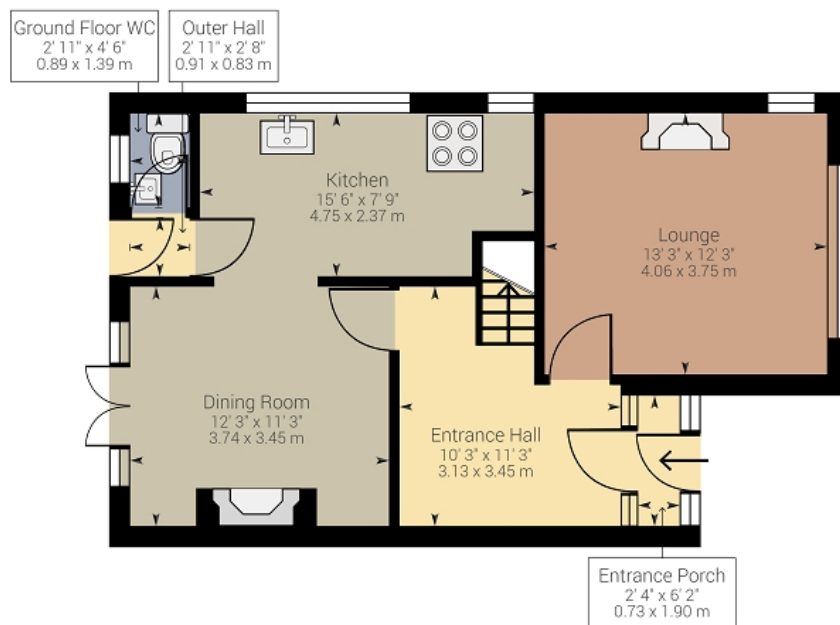
EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

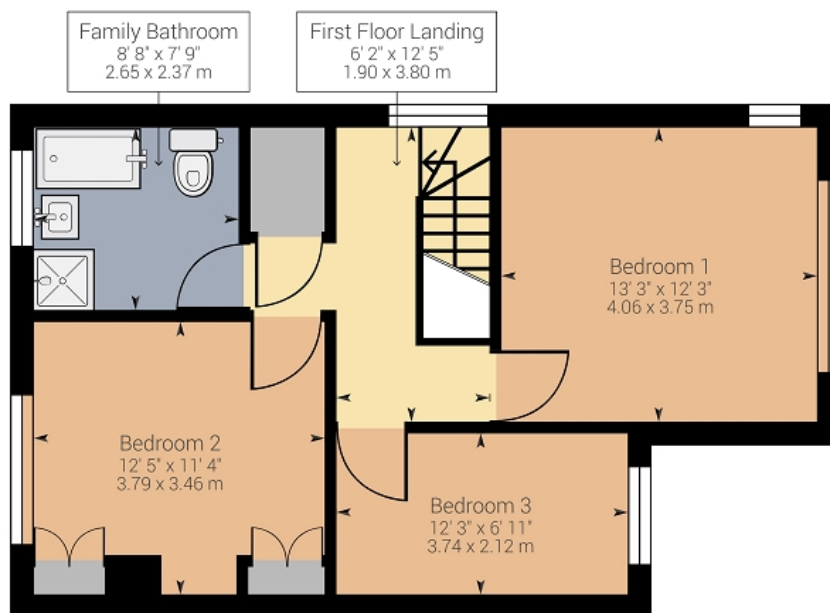
Band F



Approximate net internal area: 569.49 ft² / 52.91 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 545.16 ft² / 50.65 m²

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.