



Edwards & Co
property sales & lettings

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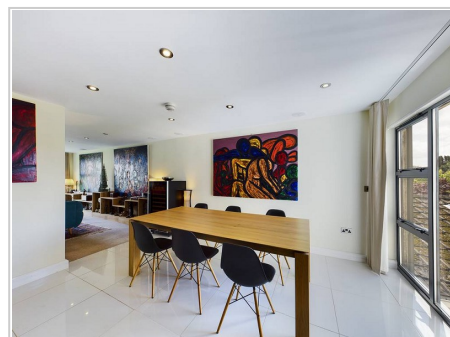
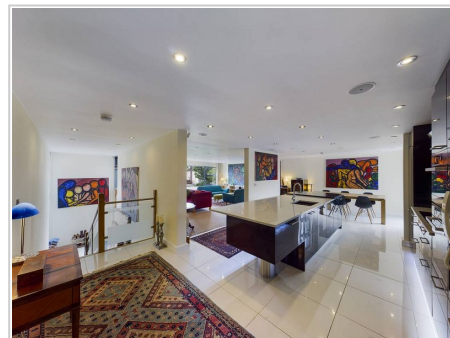
Rhiwbina Hill,

,
Rhiwbina.
CF14 6UF.

Guide Price: £1,100,000



- Executive detached six bed property in Rhiwbina
- Stylish and contemporary open plan living space
- Modern fully fitted kitchen with state of the art appliances and separate utility room
- Large library/games room with access to patio sitting area
- Five double bedrooms plus additional single/office
- Bathroom suite, three en suite shower rooms and wc
- Principal suite with office/dressing area, en suite and balcony
- Very well maintained tiered rear garden
- Off road driveway parking to front



Ref: PRA52960

Viewing Instructions: Strictly By Appointment Only

General Description

Contemporary and economically efficient detached six bed property in Rhiwbina Edwards & Co are delighted to offer for sale this impressive and very well presented home, boasting stylish open plan living spaces, extensive accommodation, immaculate gardens and off road parking. MUST BE VIEWED

Accommodation



Front Garden

Paved driveway to front entrance, gated side access to rear, paved steps to front door, dwarf wall and mature bush boundaries.



Front & Entrance



Entrance Hall

Tiled floor, solid wood front door with glass pane and wood frame casement window, coated aluminium windows in clear and obscured glass to both sides, inset spotlights, solid wood staircase with brushed chrome rails and glass screens to first floor, tiled steps to ground floor.



Lower Ground Floor Hall

Tiled floor, airing cupboard housing heating and water tanks, inset spotlights, doors to ground floor rooms.



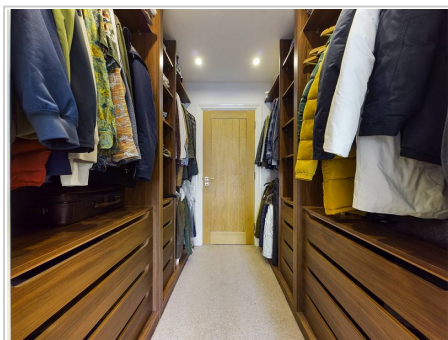
Library

Wood effect flooring, coated aluminium door with glass pane and coated aluminium casement windows to rear garden, fitted bookcases and shelving, inset spotlights.



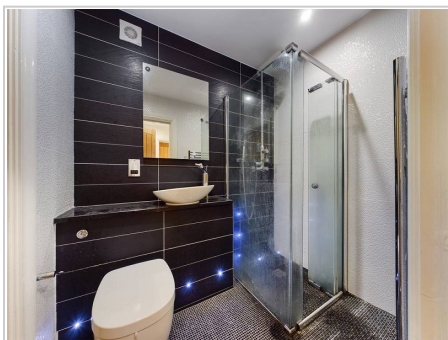
Bedroom 2 with Dressing Room & En Suite

Carpet, coated aluminium door with glass pane and coated aluminium casement windows to rear garden, inset spotlights.



Dressing Room

Carpet, fitted hanging rails, drawers and shelving units, inset spotlights.



En Suite Shower Room to Bedroom 2

Textured tiled floor, tiled walls, hand wash basin with mixer tap inset to vanity unit, wc with concealed tank, corner shower unit with glass door and screens, ladder style heated towel rail, inset spotlights.



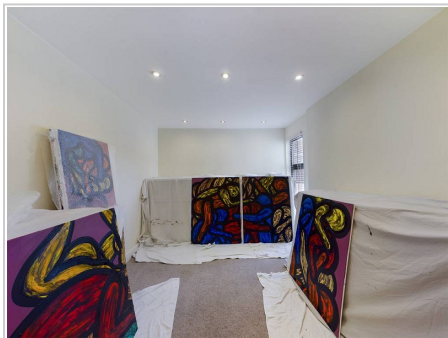
Bedroom 3 with En Suite Shower Room

Carpet, coated aluminium window to front aspect, cupboard access to storage space, inset spotlights.



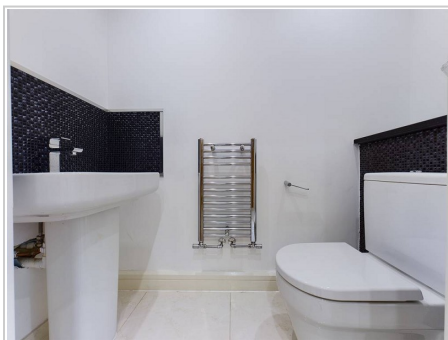
En Suite Shower Room to Bedroom 3

Tiled floor, tiled walls, pedestal hand wash basin with mixer tap, wc, shower unit with glass door and screens, ladder style heated towel rail, inset spotlights.



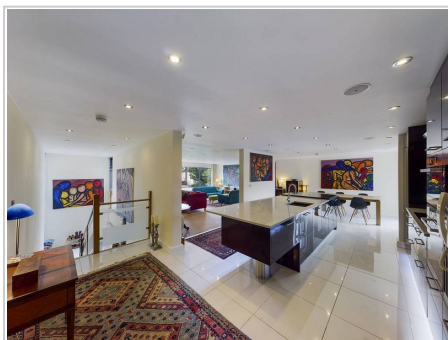
Bedroom 4

Carpet, coated aluminium window to rear aspect, inset spotlights.



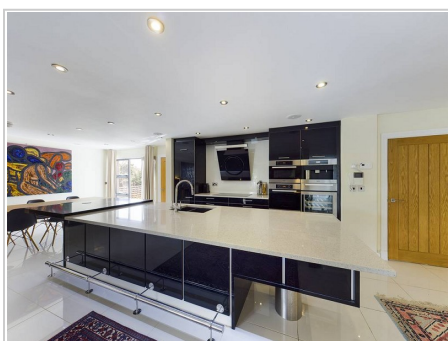
WC

Tiled floor, pedestal hand wash basin with mixer tap and tile splash back, wc, ladder style heated towel rail, inset spotlights.



Open Plan Kitchen/Dining Area/Living Area

Description as follows:

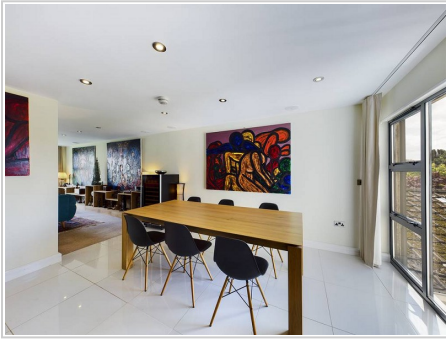


Kitchen

Tiled floor, range of wall base and drawer units in high gloss black with brushed chrome handles and contrasting quartz square edge countertops, kitchen island breakfast bar to match, integrated MIELE dishwasher, integrated MIELE fridge and freezer, inset MIELE oven, inset MIELE microwave, inset MIELE coffee machine, inset LIEBHERR wine cooler, inset MIELE induction hob with modern style ELICA extractor fan over, one and half sink inset to kitchen island with draining board inset to countertop, hidden power outlets inset to island, inset spotlights, down lighting from wall and island units, inset speakers, telecom phone.

Kitchen Second Angle

Kitchen Third Angle



Dining Area

Tiled floor, coated aluminium window to rear aspect, inset spotlights, inset speakers.

Living Area

Carpet, coated aluminium window to front aspect, inset spotlights, inset speakers.

Living Area Second Angle

Living Area Third Angle

Utility Room

Tiled floor, part tiled walls, base units in high gloss white with brushed chrome handles and square edge countertops, integrated fridge and freezer, integrated combination washer dryer, inset stainless steel one and a half sink and draining board, wall mounted boiler, fuse boxes, inset spotlights.

Inner Hall

Tiled floor, coated aluminium door with obscure glass panes to side access, inset spotlights, carpeted stairs to second floor.

Bedroom 5 with Balcony

Carpet, coated aluminium door with glass pane to balcony with coated aluminium casement windows, inset spotlights.

Balcony to Bedroom 5

Bedroom 6

Carpet, coated aluminium window to rear, inset spotlights.

Bathroom

Tiled floor, tiled walls, wall mounted hand wash basin with mixer tap, wc with concealed tank and inset flush, bath with mounted tap and tiled surround, ladder style heated towel rail, inset spotlights.

Bedroom 1 Dressing/Office Area

Carpet, feature exposed beams, coated aluminium windows in clear and obscured glass to rear aspect, light fixtures to surround.

Bedroom 1 with En Suite & Balcony

Carpet, feature exposed beams, coated aluminium door to balcony with coated aluminium casement windows, coated aluminium windows in clear and obscure glass to front and side aspects, fitted wardrobes in high gloss cream and wood effect, fitted drawer units to match, light fixtures to surround.

En Suite Shower Room to Bedroom 1

Tiled floor, tiled walls, feature exposed beams, two hand wash abasing with mixer taps inset to vanity, wc with concealed style tank and inset flush, walk in dual shower unit with textured tile floor, glass door and glass screens, modern ladder style heated towel rail, two light fixtures.

Patio Sitting Area

Paved patio sitting area with gated side access to front, mature bushes to surround, paved steps to raised tier, outdoor power outlets, walled boundaries.



Rear Garden

Paved patio sitting area, bordered area with slate chippings and steps to decked terrace with side access, lawn, mature shrubs, bushes and trees to surround, wood fence and mature bush boundaries.

Rear Garden 2

Rear Garden 3

Agents Note

The property also benefits form;

Under floor heating throughout all floor floors.
Individual thermostats/heating controls to each room.
Rain water collection tank that feeds garden and toilets.
Intercom telephone security system.
Inset speaker sound system to open plan space.
Ample off road driveway parking for multiple vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

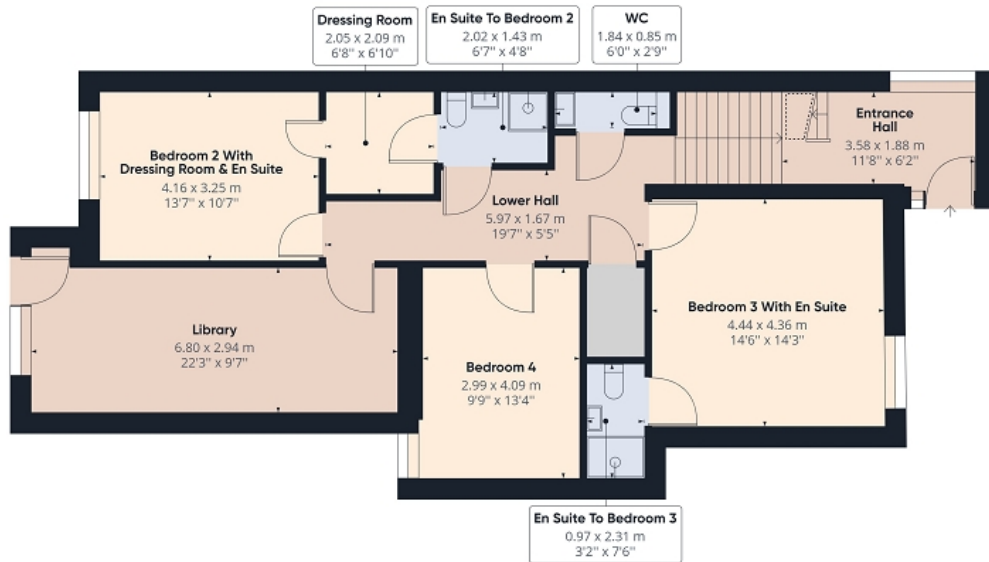
EPC Rating:81

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor

Approximate total area⁽¹⁾
1097.61 ft²
101.97 m²

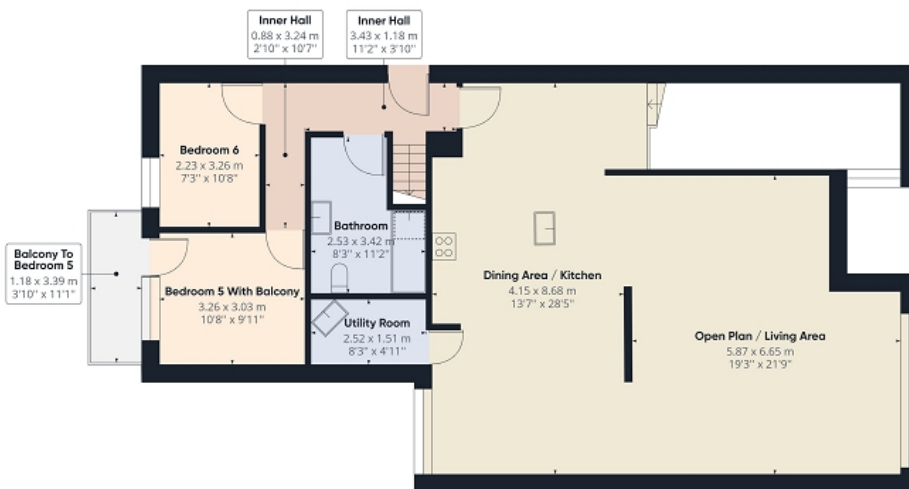
Reduced headroom
4.78 ft²
0.44 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
1187.64 ft²
110.34 m²

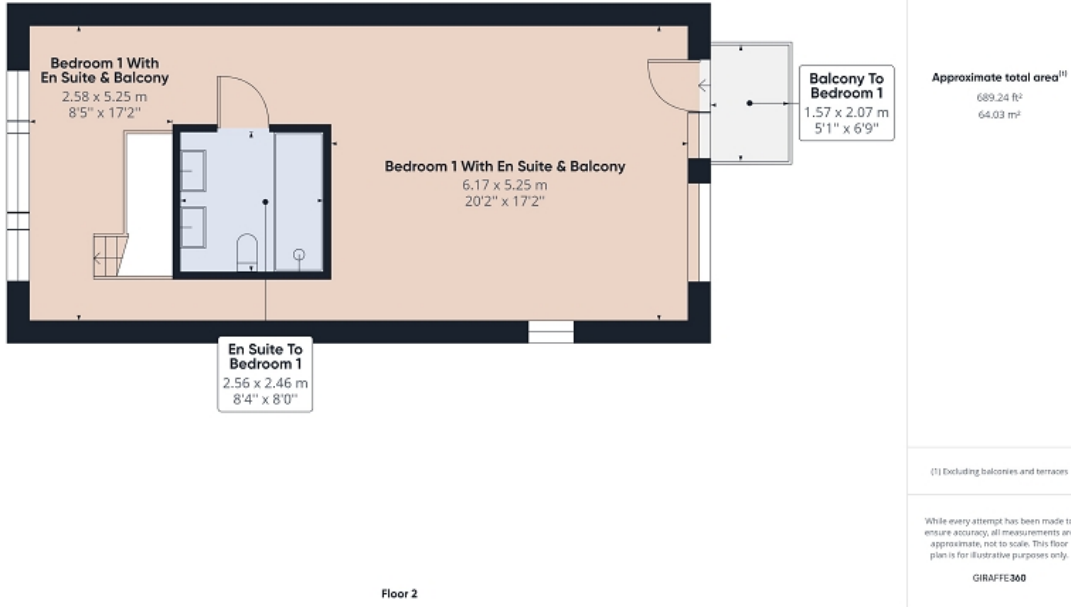
Reduced headroom
6.17 ft²
0.57 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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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.