



Edwards & Co
property sales & lettings

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Heol Tyn Y Cae,

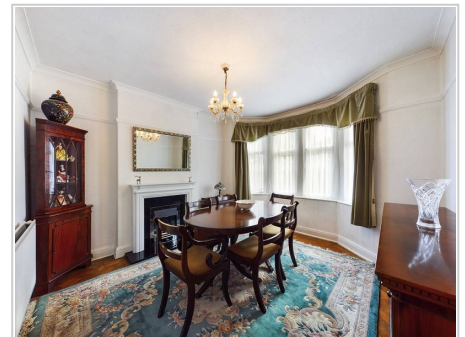
,
Rhiwbina.

CF14 6DH.

Offers in Excess of :£395,000



- Detached two bed bungalow in Rhiwbina
- Two large separate reception rooms
- Kitchen with additional utility room
- Two generous double bedrooms
- Recently fitted three piece suite shower room
- Detached garage to rear with gated parking
- Highly sought after location near local amenities
- Potential to improve and extend (STPP)
- Offered for sale with no onward chain



Ref: PRA53052

Viewing Instructions: Strictly By Appointment Only

General Description

Picturesque detached two bed bungalow in Rhiwbina Edwards & Co are delighted to offer for sale this beautiful property with generous plot and wrap around gardens. The property is offered for sale with no onward chain and huge potential to improve and extend (STPP). MUST BE VIEWED

Accommodation



Front Garden

Paved pathway to front entrance porch and gated access to both sides, bordered areas laid with chippings, wrap around lawn, flowerbeds with mature shrubs, bushes and trees to surround, walled and wood fence boundaries.



Front & Entrance



Entrance Porch

Tiled floor, part tiled walls, wooden external double doors, wooden internal front door with obscured and decorative coloured glass panes and clear, obscured and decorative coloured glass wood frame casement windows, single wall mounted light fixture.



Entrance Hall

Wood block flooring, coving, picture rails/shelves, panel wall detailing, wooden internal front door with obscured and decorative coloured glass panes and clear, obscured and decorative coloured glass wood frame casement windows, fitted storage cupboard, fitted cupboard unit housing fuse box and meters, radiator, single light pendant, doors to all rooms.



Principal Reception Room

Carpet, coving, picture rails, PVC bay window to side aspect, two feature wood frame windows in obscured and decorative coloured glass, feature gas fireplace with tile hearth, surround and mantle, radiator, single light pendant.



Second Reception Room

Wood block flooring, coving, picture rails, PVC bay window to front aspect, feature fireplace with polished stone hearth and surround and decorative mantle, set to breast with alcoves to either side, radiator, single light pendant.



Kitchen

Tiled floor, coving, part tiled walls, PVC window to side aspect, wood frame internal obscure glass window to utility area, range of wall, base and drawer units in gloss white with contrasting countertops, inset stainless steel sink and draining board, space for white goods, fitted storage cupboard, radiator, single light fixture.



Utility Room

Tiled floor, wood frame door with obscure glass panes to garden, range of windows to front, side and rear aspects, wood frame internal obscure glass window to kitchen, fitted storage cupboard housing boiler, two wall mounted light fixtures.



Bedroom 1

Wood block flooring, picture rails, PVC bay window to side aspect, breast with alcoves to either side, radiator, single light pendant.



Bedroom 2

Wood block flooring, coving, picture rails, PVC window to side aspect, radiator, single light pendant.



Shower Room

Vinyl flooring, coving, tiled walls, PVC obscure glass window to rear, pedestal hand wash basin, wc, wall in shower unit with folding doors and curtain rail, radiator, single light pendant, loft hatch access.



Garage & Driveway

Garage

Detached garage, up and over style door to front.

Driveway

Gated paved driveway with gated access to garden.



Rear Garden

Paved patio area, paved pathways, rear gated access, gated access to driveway, gated access to front, outside store, bordered lawns and flowerbeds with mature shrubs and bushes, walled and wood fence boundaries.



Rear Garden 2

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



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.