



Edwards & Co
property sales & lettings

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Tyn-y-parc Road,
,
Rhiwbina.
CF14 6BJ.

Guide Price £435,000



- Four bedroom detached bungalow in Rhiwbina
- Wet room plus additional family bathroom
- Generous principal reception with a additional second reception room
- Fully fitted kitchen with space for a dining table/breakfast bar
- Two excellent size double bedrooms and two good size single bedrooms
- In and out private entrance drive
- Picturesque wrap around gardens
- Potential to improve and extend (STPP)
- CHAIN FREE

Ref: PRA53239

Viewing Instructions: Strictly By Appointment Only

General Description

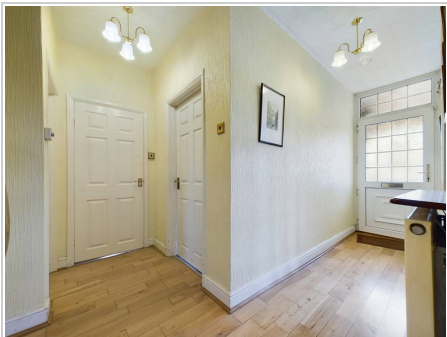
Edwards & Co are delighted to offer for sale this four bedroom detached bungalow in Rhiwbina Situated on Tyn-y-parc Road, the property offers excellent size bedrooms, specious living accommodation across two floors, wet room with an additional bathroom, generous reception room with additional second reception room with patio doors leading to a beautiful enclosed garden. The property is offered for sale with no onward chain! MUST BE VIEWED

Accommodation



Front & Entrance

Block paved dual entrance driveway with gated access, side access, flower boarder with black dwarf walls to boundary.



Entrance Hallway

PVC door with glass panes with upper light window, oak floor, two radiator, three light fittings, doors to all ground floor rooms.



Principal Reception Room

PVC french style bay window to front aspect, carpet, gas fire with marble base, radiator, single light fitting.



Second Reception Room

Oak floor, PVC french style patio doors leading to rear garden, gas fire, radiator, single light fitting.



Kitchen

Tiled effect floor, part tiled walls, PVC french style windows to rear aspect, PVC door to rear garden, range of wall, base and drawer units in varnished wood with contrasting square edge countertops, space for white goods, inset oven and grill, inset four ring gas hob with hidden style extractor fan over, inset stainless steel sink and draining board, single light fitting.



Bedroom 1

PVC french style window to front aspect, carpet, radiator, single light pendant.



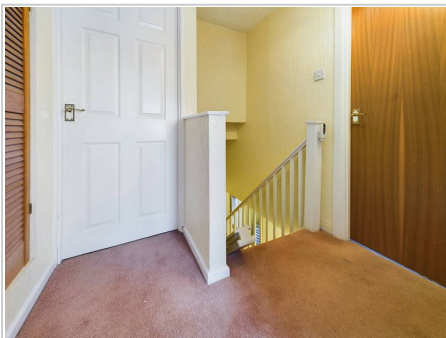
Bedroom 2

PVC french style window to rear aspect, carpet, storage cupboard, radiator, single light pendant.



Shower Room

PVC obscure glass window to side aspect, vinyl floor, porcelain tiled walls, comprising wet room style shower with rail and curtain over plus chrome shower unit, WC, wash hand basin fitted into vanity unit with chrome mixer taps, radiator, shaver point, single light fitting.



First Floor Landing

Carpet, access to loft, storage cupboard, doors to all first floor rooms, single light fitting.



Bedroom 3

PVC french style window to front rear aspect, storage cupboard, radiator, single light pendant.



Bedroom 4

PVC french style window to front aspect, storage cupboard, radiator, single light fitting.

Bathroom

Velux double glazed window, vinyl floor, porcelain tiled walls, three piece suite with bath and over head shower, wash hand basin, WC, radiator, single light fitting.



Garden

Enclosed rear garden on one level, block paved patio, lawn area, flower beds with mature shrubs and bushes, mature trees, large storage shed/workshop, greenhouse.



Garden 2



Garden 3



Paved Patio Area



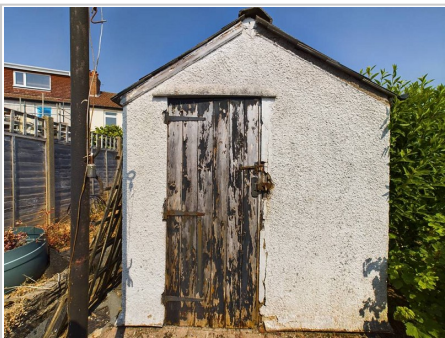
Side Garden

Gated access to rear garden with timber panel fence, block paved pathway leading to rear garden.



Patio Sitting Area

Paved blocked patio area



Outbuilding

Services

Mains electricity, mains water, mains gas, mains drainage

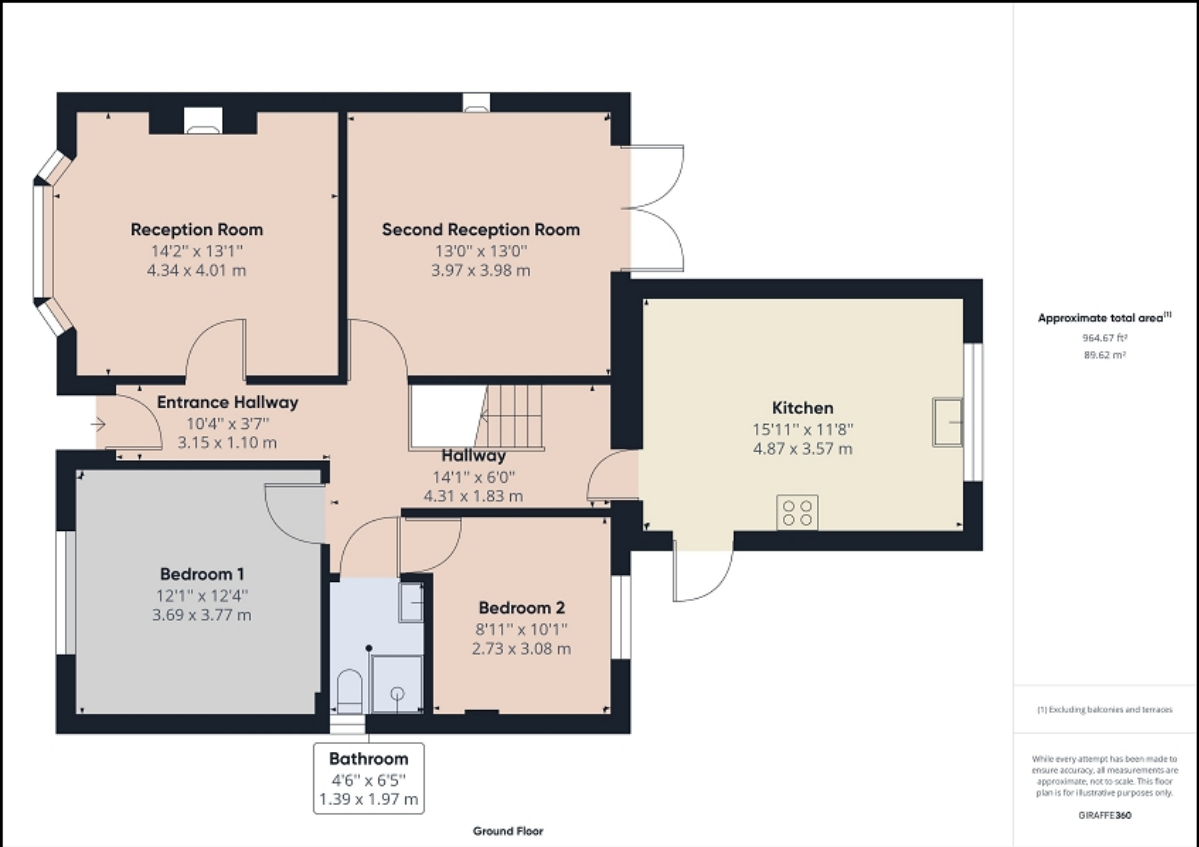
EPC Rating:59

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.