



Edwards & Co
property sales & lettings

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Waun-y-groes Avenue,
,
Rhiwbina.
CF14 4SZ.

Guide Price £400,000



- Four bedroom Semi Detached Home
- Open plan living/dinning area
- Four generous size bedrooms
- South facing rear garden
- Scenic views of Hill Snook Park
- Highly sought after location, near all local amenities
- No Chain
- MUST BE VIEWED



Ref: PRA53247

Viewing Instructions: Strictly By Appointment Only

General Description

Four bed semi detached family home in Rhiwbina Edwards & Co are delighted to offer for sale this incredibly spacious four bed property with generous living accommodation, four generous size rooms plus a office room, well presented gardens and off road driveway parking. MUST BE VIEWED.

Accommodation



Front & Entrance

Paved driveway and side access to rear garden, mature bushes and shrubs ,brick dwarf wall boundary.



Porch

PVC front door, pvc windows, tiled floor, brick wall, Wooden framed door with obscure glass to hallway.



Entrance Hallway

Wooden door with obscure glass panes, carpet, radiator, PVC window to the side aspect , storage cupboard housing meters,single light pendant,door to all rooms, wooden sliding door with obscure glass to kitchen.



Open Plan Living Space

Carpet, PVC windows to front aspect, PVC sliding doors. , alcoves to chimney breasts ,electric fire with brick effect surround with marble tile, two single light fittings.



Kitchen

Tiled floor, part tiled walls, PVC window to side aspect, comprising range of wooden wall and base units with contrasting round edge countertops, space for white goods ,inset oven and grill, inset gas hob with extractor fan above, sink with draining board inset to countertops,serving hatch,single light fitting, PVC door.



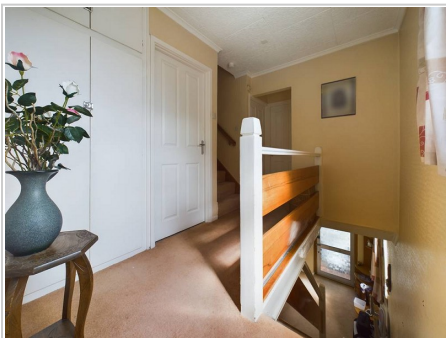
Conservatory

Laminate flooring, PVC door. PVC sliding door to rear aspect, wood affect base and wall mounted units, tiled wall, door to utility space.



Utility Room/WC

Wooden framed window with obscure glass to rear aspect , vinyl floor,WC, single light pendant, space for white goods, boiler, wall mounted wooden units.



First Floor Landing

Carpet, PVC window to side aspect,storage cupboard, single light pendant, doors to all rooms.



Bedroom 1

Carpet, PVC window to front aspect, fitted wardrobe, radiator , storage cuboard ,single light pendant.



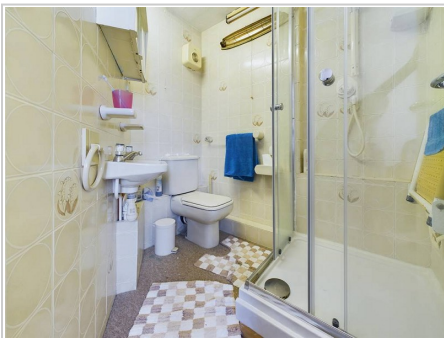
Bedroom 2

Carpet, PVC window to rear aspect, radiator, fitted wardrobe with built in desk, light pendant.



Bathroom

Two PVC window with obscure glass to side aspect, tiled walls, carpet, ladderstyle radiator, WC, bidet, bath unit with shower over bath, wash hand basin, extractor fan, spotlights, vanity unit.



Shower Room

Carpet, tiled walls, single light pendant, hand basin, WC, shower unit.



Office Room

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



Bedroom 3

PVC window to rear aspect, carpet, radiator, built in storage cupboard.



Bedroom 4

PVC window to front aspect, carpet,radiator, storage cupboards in the eaves.



Rear Garden



Paved Patio Area

Paved patio area, mature shrubs and bushes, garage, wooden fence to side access, lawn area.

Rear Garden Second Angle

Paved patio area, mature shrubs and bushes, garage, wooden fence to side access, lawn area.

Services

Mains electricity, mains water, mains gas, mains drainage

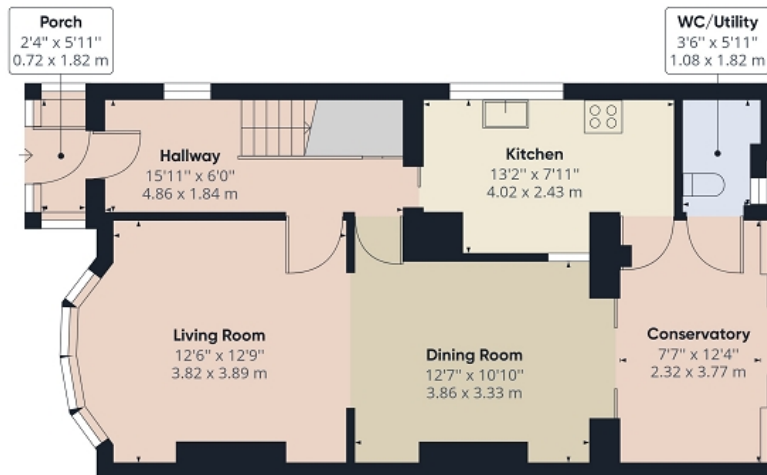
EPC Rating:56

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



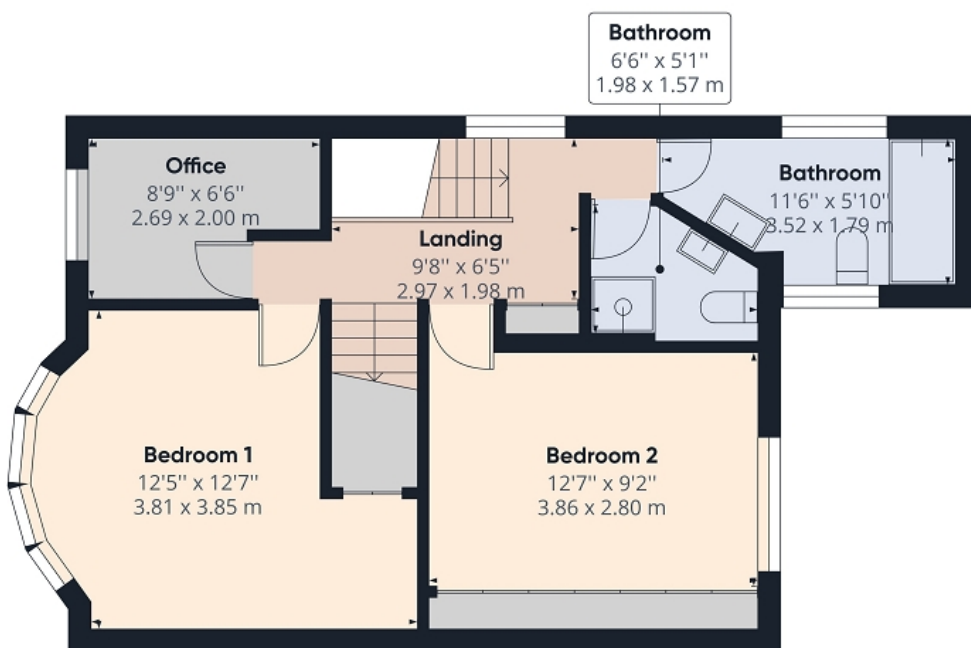
Ground Floor

Approximate total area⁽¹⁾
654.83 ft²
60.84 m²

(1) Excluding balconies and terraces

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⁾
518.59 ft²
48.18 m²

(1) Excluding balconies and terraces

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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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.