



Edwards & Co
property sales & lettings

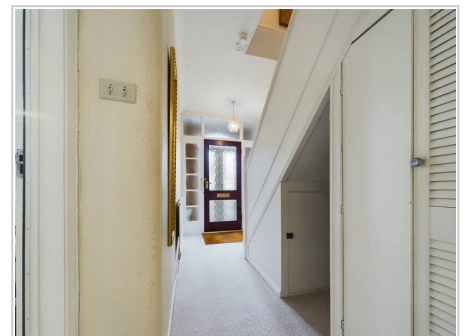
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Brynteg,
,
Rhiwbina.
CF14 6TS.

Guide Price: £415,000



- Semi detached three bed family home in Rhiwbina
- Generous open plan living area
- Large garage and driveway to front
- Very well maintained front and rear gardens
- No chain
- Off road driveway parking
- Highly sought after location
- MUST BE VIEWED



Ref: PRA53259

Viewing Instructions: Strictly By Appointment Only

General Description

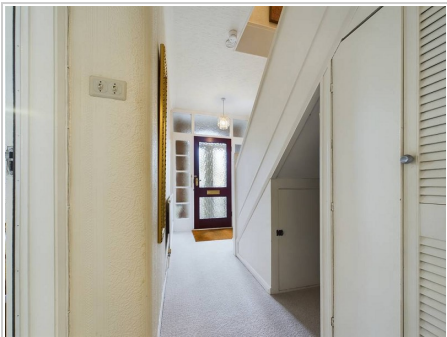
Beautifully presented three bedroom Semi Detached family home in the sought after location of Rhiwbina Edwards & Co are delighted to offer for sale this property offering generous living accommodation consisting of a bright open plan reception/ dining room, two double bedrooms and a downstairs wc, a well presented rear garden with driveway parking and a garage. Close to all local amenities in great catchments areas. MUST BE VIEWED.

Accommodation



Front & Entrance

Paved driveway and walkway to front door and side access to rear garden, lawn area, mature bushes and shrubs, steps to entrance, brick dwarf wall boundary.



Entrance Hallway

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



Open Plan Living/Dining Area

Carpet, wooden framed glass windows to front aspect, PVC sliding patio doors to rear aspect , electric fire with marble effect surround, two single light fittings



Living Room

Carpet, wooden framed glass windows to front aspect , electric fire with marble effect surround, single light fittings



Living Area Second Angle

carpet, radiator ,PVC sliding patio doors to rear aspect , single light fittings.

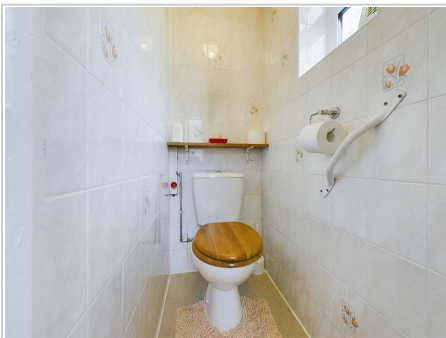


Kitchen

Tile effect floor, part tiled walls, wooden window to side aspect, pvc window to rear aspect, comprising range of wood effect wall and base units with contrasting square edge countertops, space for white goods ,inset oven and grill, inset electric hob, sink with draining board inset to countertops,single light fitting, pvc door to rear garden.

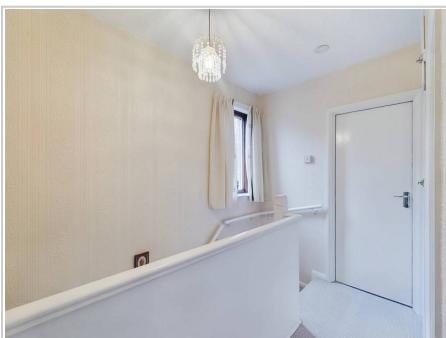


Kitchen Second Angle



WC

PVC window to rear with obscure glass, vinyl floor, tiled walls,wc, single light pendant



First Floor Landing

Carpet, wooden framed window to rear aspect,storage cupboard.



Bathroom

Laminate flooring , tiled walls, wooden framed window with obscure glass window to side, wash hand basin, wc, bath unit shower over bath ,Radiator , spotlights, storage cupboard.



Bedroom 1

Carpet, wooden framed window to rear aspect, radiator, storage cupboards,Cupboard with inset sink, two single light pendants



Bedroom 2

Carpet, wooden frames window to front aspect, fitted wardrobe, radiator, two single light pendants.



Bedroom 3

Carpet, wooden framed window to front aspect, wall mounted cupboards,radiator, single light pendant



Paved Patio Area

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



Rear Garden

Paved patio area, mature shrubs and bushes, stone area with slab surround, garage, wooden fence to side access ,lawn area



Garage

pvc door for side access from garden, Up and over garage door, electricity, two pvc widows.

Services

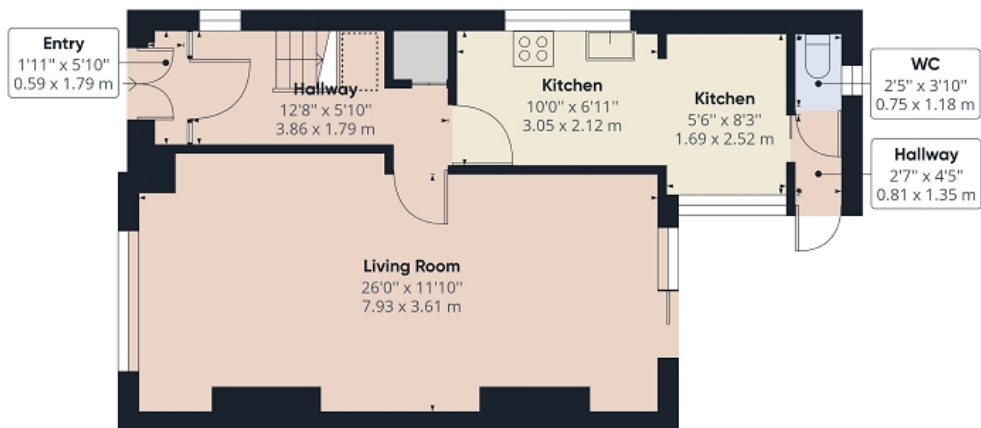
EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Approximate total area⁽¹⁾

543.58 ft²
50.50 m²

Reduced headroom

4.67 ft²
0.43 m²

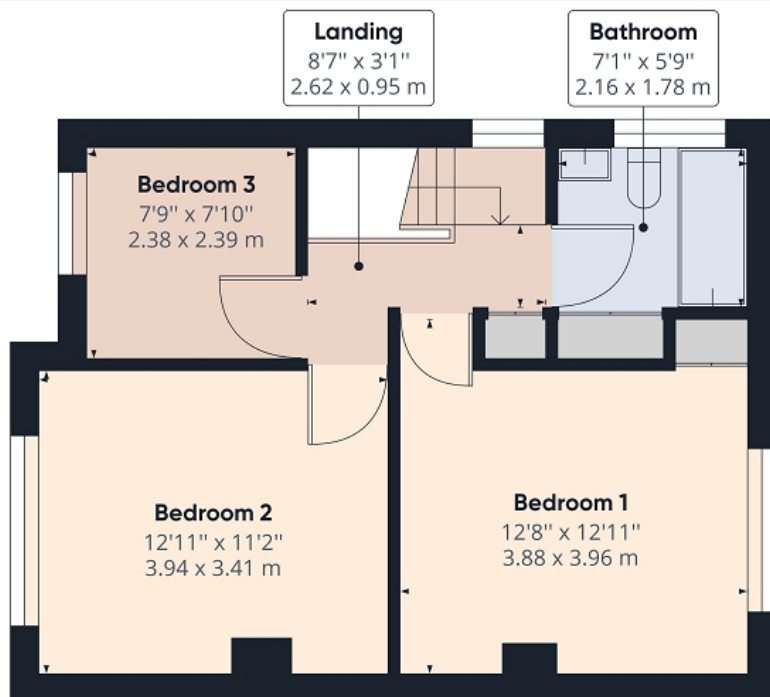
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE360

Ground Floor Building 1



Approximate total area⁽¹⁾

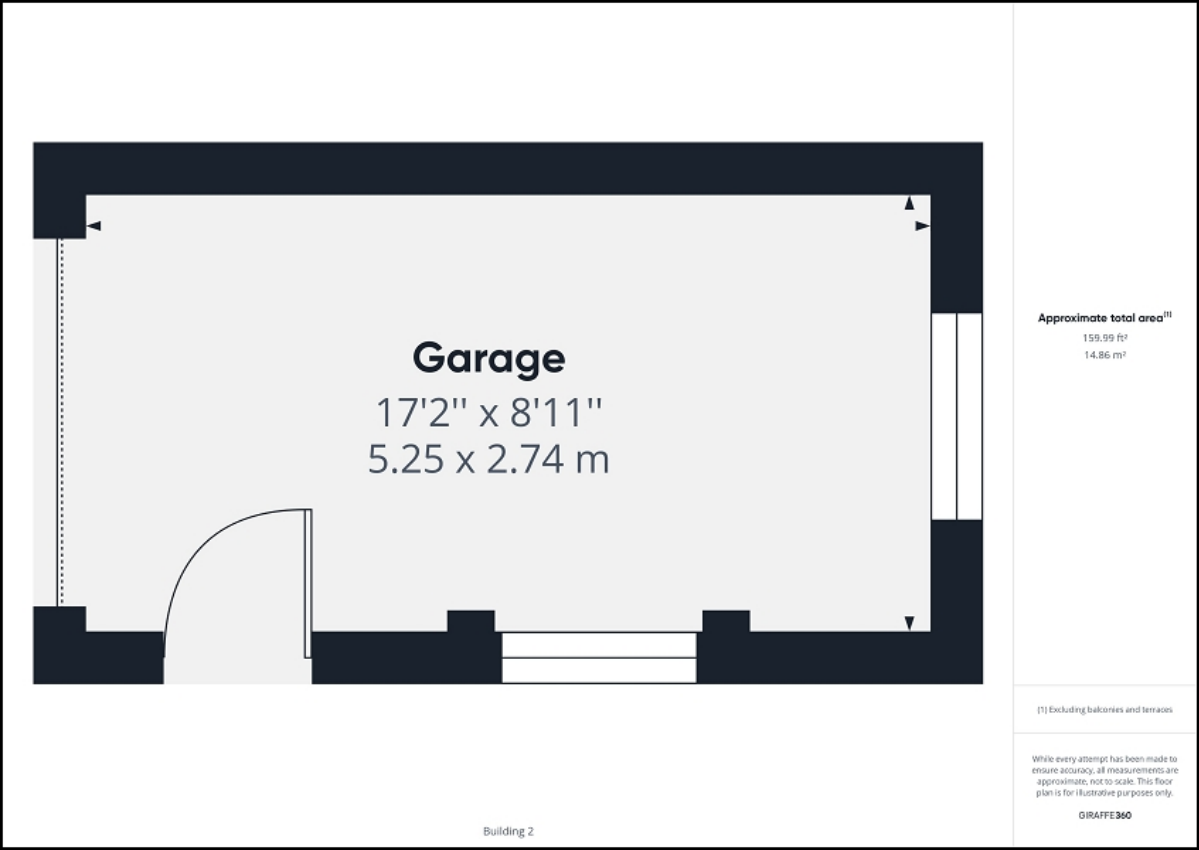
446.10 ft²
41.44 m²

(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 Building 1



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.