



Edwards & Co
property sales & lettings

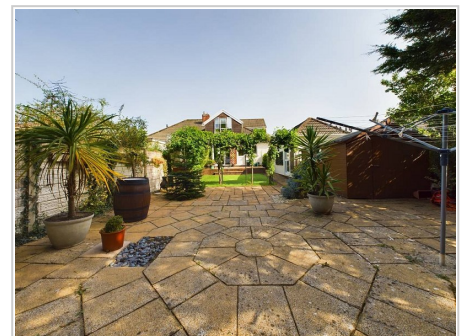
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Clos William,
,
Rhiwbina.
CF14 6QJ.

Guide Price £395,000



- Immaculate semi detached bungalow in Rhiwbina
- Large reception room with patio doors offering dual aspect
- Newly fitted modern kitchen with rear access
- Two generous double bedrooms with fitted storage
- Bedroom one with en suite
- Recently fitted three piece white suite bathroom
- Driveway parking to front and garage to rear
- Driveway parking to front and detached garage to rear
- Very well maintained large garden to rear and court yard to front



Ref: PRA53300

Viewing Instructions: Strictly By Appointment Only

General Description

Immaculately presented & spacious two bed bungalow in Rhiwbina Edwards & Co are delighted to offer for sale this stunningly finished property in Rhiwbina situated on a large plot. The property offers generous living accommodation, two double bedrooms, floor to ceiling window with views of the rear garden off bedroom one with en suite, large maintained west facing rear garden, front court yard with ample space for parking and detached garage. Highly sought after location.

Accommodation

Front & Entrance

Electric gates to entrance of property with additional side gate, ample space for parking leading to detached garage.

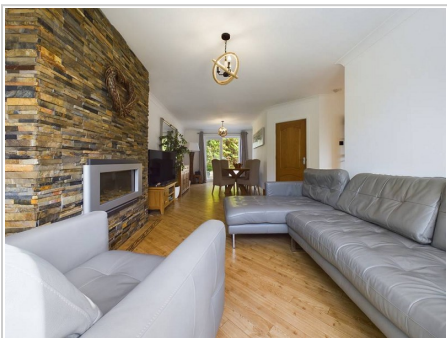


Front Garden

Pebble area, mature shrubs and bushes to boundary, fence to boundary, paved patio sitting area with walkway to property.

Entrance Porch/Hall

PVC door with decorative glass pane, karndean floor, single light fitting, cupboard housing meters.



Reception Room

Description as follows;



Sitting Area

PVC patio doors leading to west facing garden, karndean floor, gas fire, single light fixture, modern style radiator.



Dining Area

PVC patio doors leading to front courtyard, karndean floor, single light fixture, modern style radiator.



Bedroom 2

PVC window to front aspect, wood effect floor, built in wardrobes, radiator, single light fitting.



Bathroom

Two PVC obscure glass windows to side aspect, tiled floor, tiled walls, freestanding shower, freestanding bath, WC, wash hand basin, modern style radiator, single light fitting.

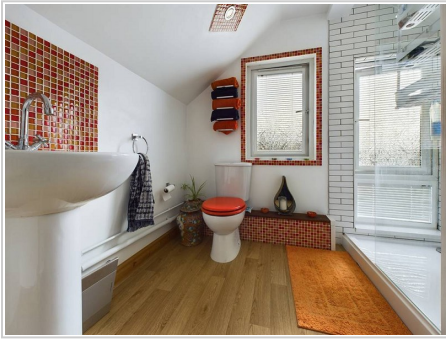


Bedroom 1 with En Suite Shower Room

Two wood framed velux windows to front aspect, PVC window to rear aspect, wood effect floor, eaves storage, modern style radiators, ceiling fan, spot lights.



Bedroom 1 Second Angle



En Suite Shower Room

PVC obscure glass window to side aspect, wood effect flooring, part tiled walls in shower, wash hand basin, wc, shower, modern style radiator, extractor fan, spotlights.



Rear Garden

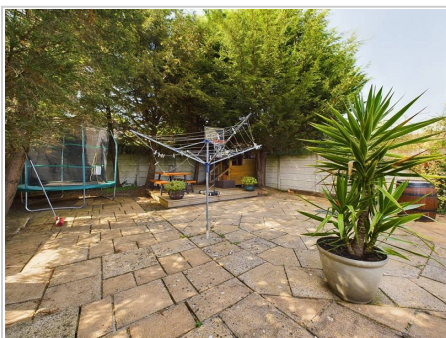
Patio sitting area, astroturf, paved patio walkway to large patio area, shed, decked sitting area, doll house, mature shrubs and trees, wall boundary, access to side of property.



Patio Sitting Area



Additional Picture



Paved Patio Area



Decked Terrace



Garage

Up and over garage door, PVC door access to rear garden, tiled floor, LED lighting, electric points.

Services

Mains electricity, mains water, mains drainage, mains gas

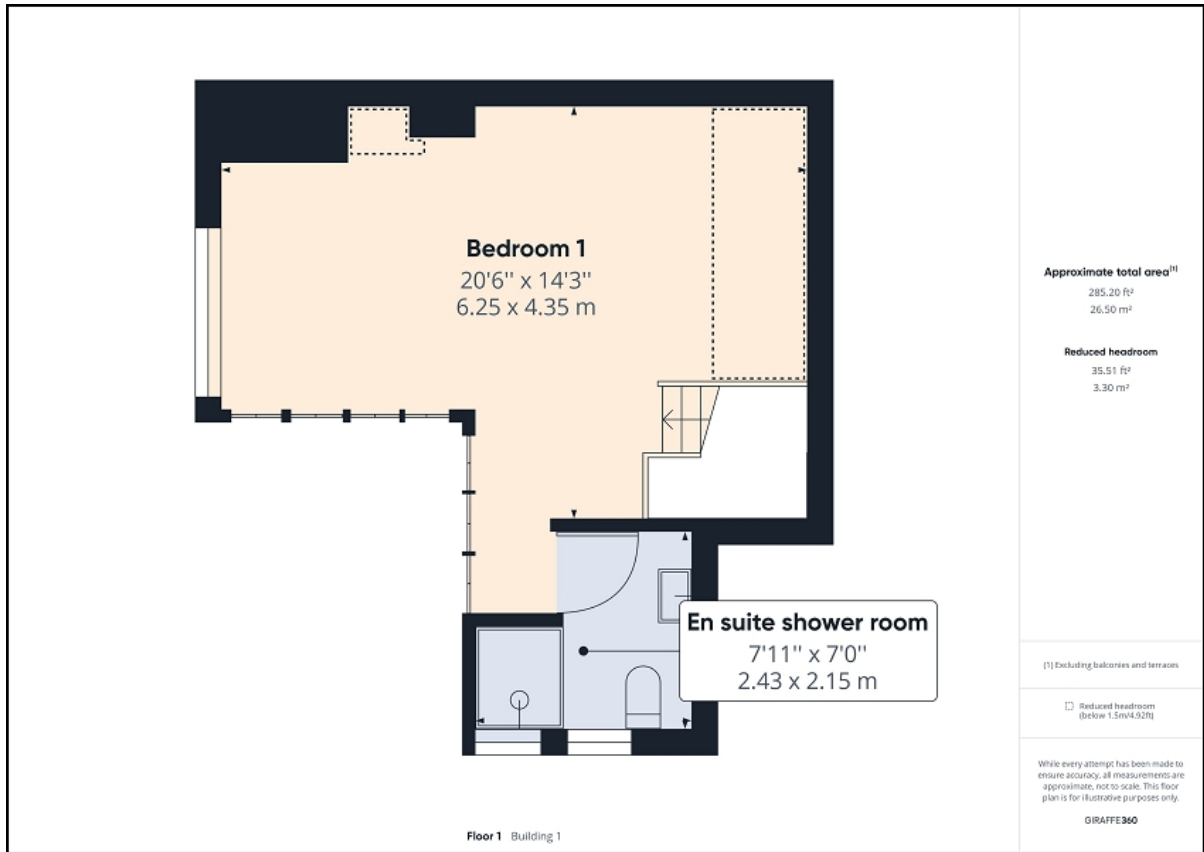
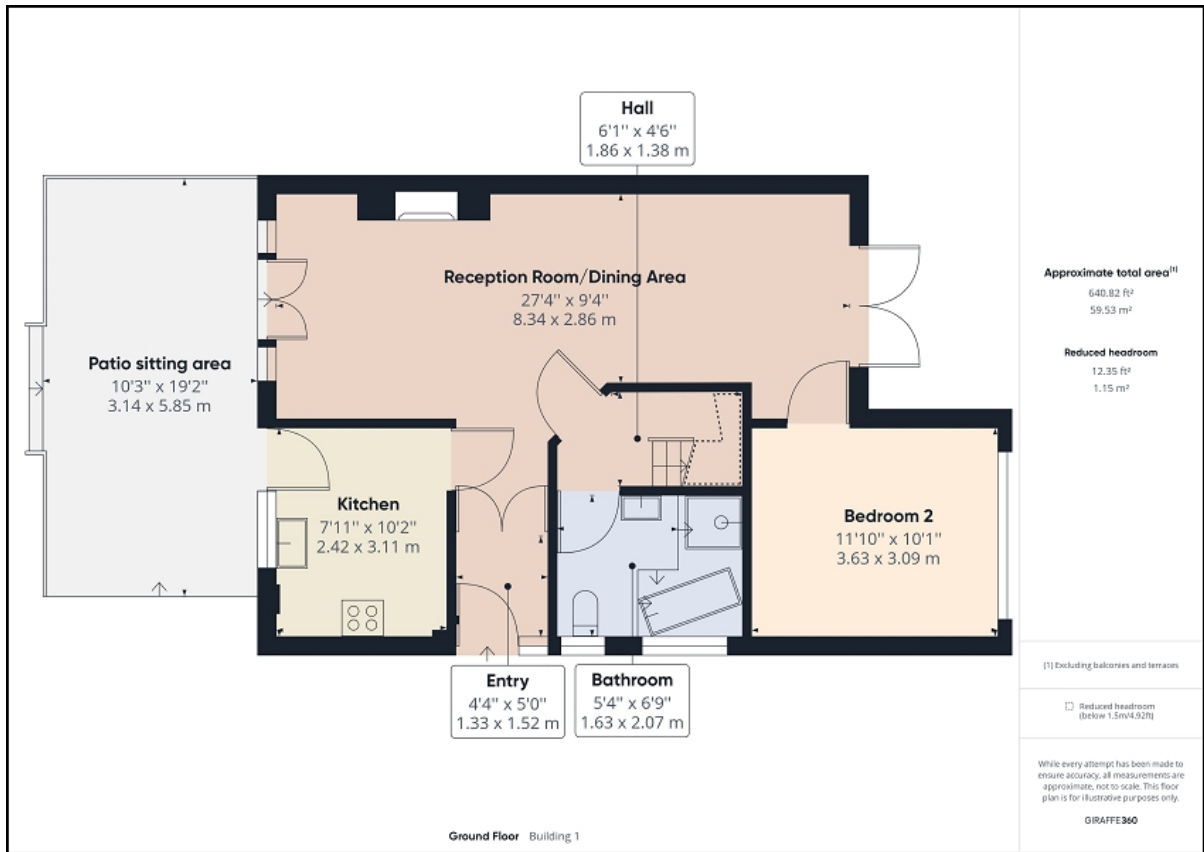
EPC Rating:58

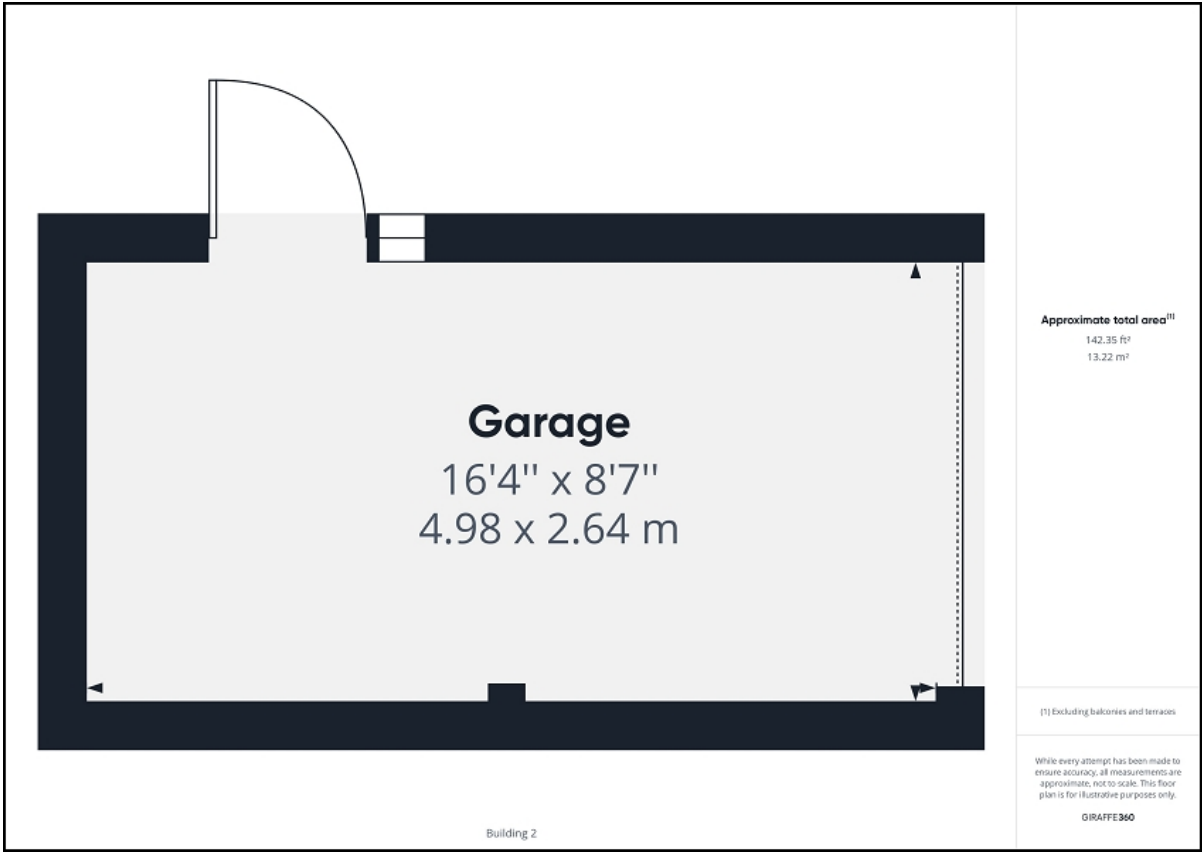
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.