



Edwards & Co
property sales & lettings

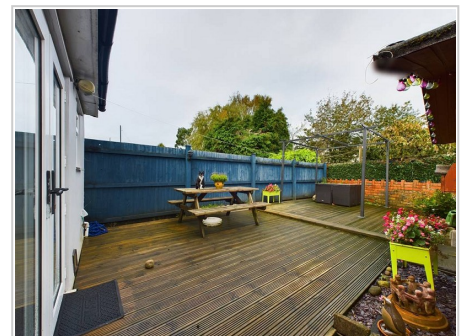
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Pantbach Road,
,
Rhiwbina.
CF14 1UG.

Guide Price: £405,000



- Three bed semi detached family home within Rhiwbina
- Well presented kitchen/ dining room opening up into the rear garden
- Modern sigma 3 kitchen with granite worktops



Ref: PRA53318

Viewing Instructions: Strictly By Appointment Only

General Description

Beautiful three bedroom bay fronted semi detached family home in prime Rhiwbina location Edwards & Co are delighted to offer for sale this beautifully presented family home within Rhiwbina. This property consists of a large reception room to the front, a well present open plan kitchen dining with a additional sitting room, three good size bedrooms with a upstairs family bathroom and a additional downstairs wc and utility cuboard. This property also comes with a well presented enclosed rear garden, with driveway parking and a outhouse with potential to become a home office. Excellent location close to all local amenities. MUST BE VIEWED

Accommodation



Front & Entrance

Gated access, paved driveway, lawn area, side entrance to rear garden, wall and fence to boundary.



Porch

Composite front door with obscure glass, tiled floor.



Entrance Hallway

Parquet flooring, single light pendant, radiator, under stairs storage.



Principal Reception Room

PVC bay window to front aspect, parquet flooring, radiator, gas fire with marble effect surround, radiator, single light pendant.



Open Plan Kitchen/Dining Area

PVC window to side aspect,PVC double doors out to rear garden,wood effect flooring,ladder style radiator,a range of base and wall mounted units with a contrasting square edge granite worktops,part tiled walls,inset double sink with draining board,integrated microwave integrated wine fridge,integrated bin,integrated dishwasher ,extractor fan, gas oven and grill,storage cupboard with light,space for white goods.



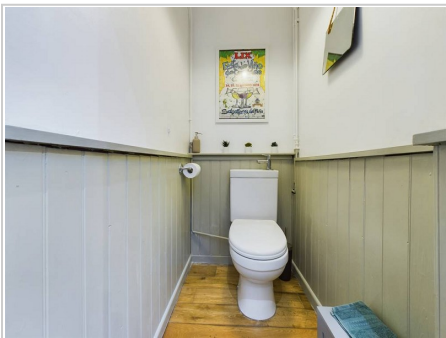
Kitchen



Kitchen Second Angle

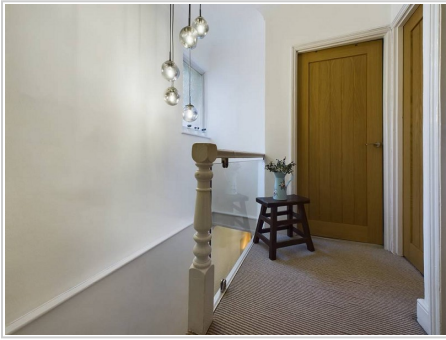


Additional Picture



WC

Wood effect flooring,two in one WC and wash hand basin.



First Floor Landing

PVC window to side aspect with obscure glass, oak doors to all rooms, carpet, single light pendant.



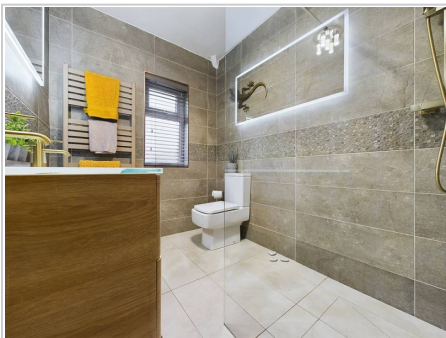
Bedroom 1

PVC window to front aspect, built-in wardrobe, carpet, radiator, single light pendant.



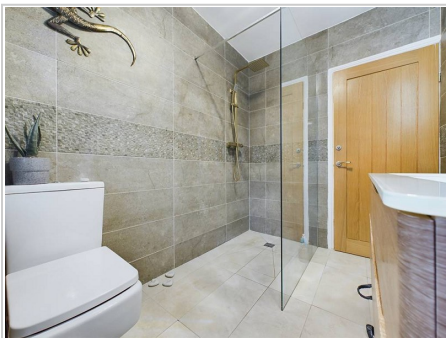
Bedroom 2

PVC window to rear aspect, carpet, single light pendant, built-in wardrobes, radiator.



Bathroom

Tiled flooring, tiled walls, ladder style radiator, PVC window with obscure glass to rear aspect, WC with inset flush, walk-in shower, LED mirror, double sink with inset vanity unit.



Additional Picture 2



Bedroom 3

PVC window to front aspect, carpet,radiator, single light pendant,loft access.



Rear Garden

Decked area, paved patio walkway to front of property, outside light, large summerhouse, fence to boundary.



Rear Garden 1



Rear Garden 2

Side Access

Additional Picture 3

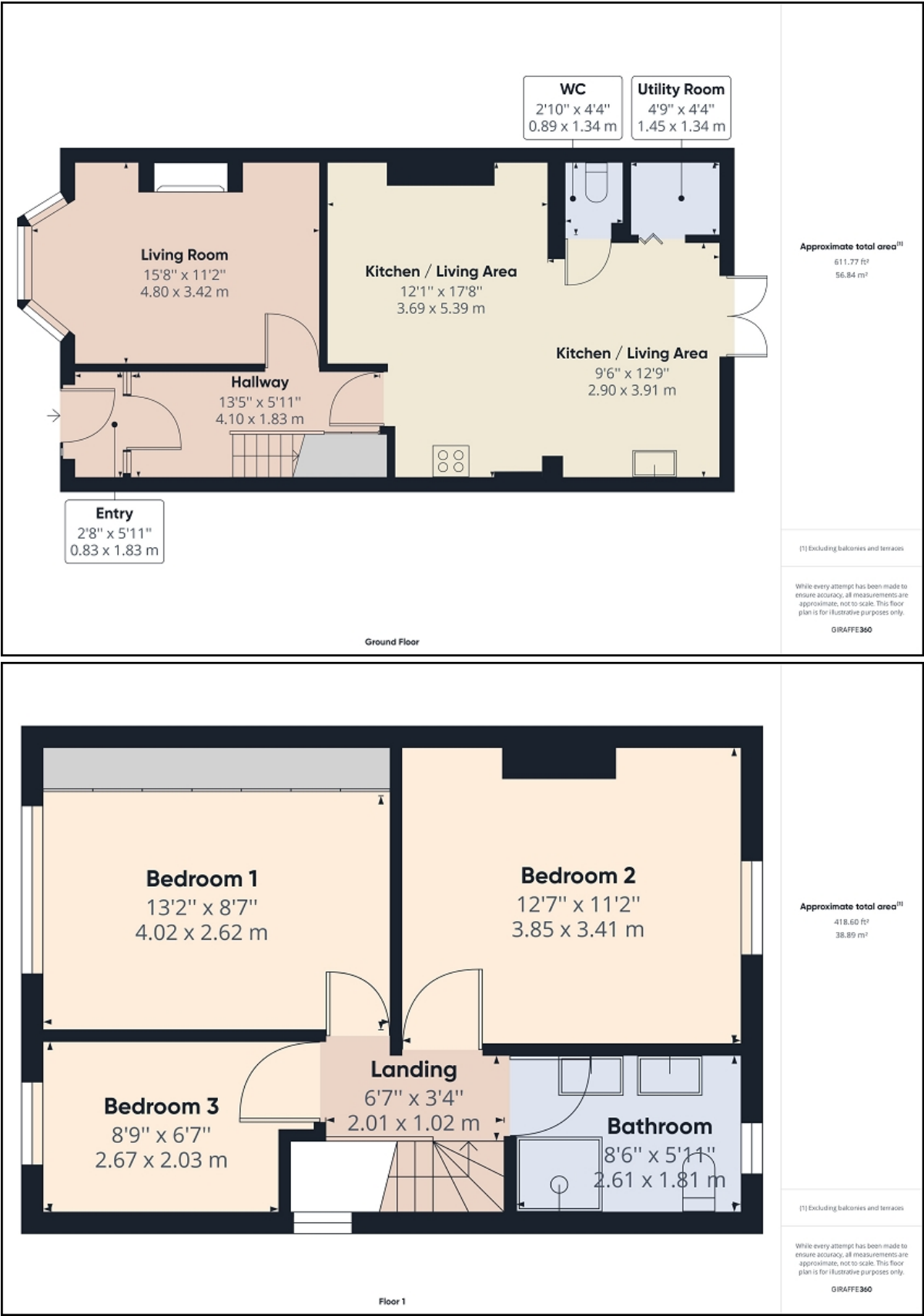
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

Tenure

We are informed that the tenure is Freehold



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.