



Edwards & Co
property sales & lettings

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Glan Rhyd,
,
Rhiwbina.
CF14 6JL.

Guide Price: £495,000



- Large principle reception room
- Modern Kitchen
- Large bathroom with separate bath unit and shower
- Bright second reception room with patio doors opening up to rear garden
- Well presented private south west facing rear Bright second reception room with patio doors
- Off Road Parking & Garage
- Walking distance to Rhiwbina Village
- MUST BE VIEWED!



Ref: PRA53329

Viewing Instructions: Strictly By Appointment Only

General Description

Well presented detached three bed bungalow in Rhiwbina Village Edwards & Co are delighted to offer for sale this well presented and maintained property on this highly sought after cul-de-sac location walking distance from Rhiwbina Village. This property consists of a large principle reception room to the front with additional second reception room at the back with patio doors opening on to the rear garden, three double bedrooms, two bathrooms,driveway parking and separate garage. This property offers a well maintained south/west facing garden. MUST BE VIEWED!!

Accommodation



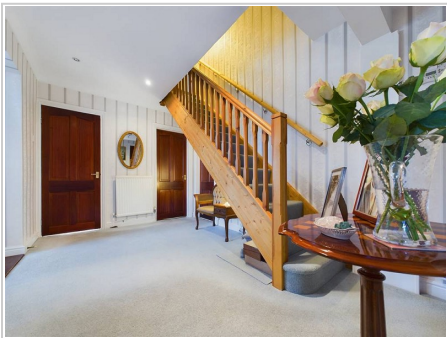
Front & Entrance

Paved walkway,stone area,mature bushes and shrubs.



Entrance Hallway

Wooden front door with obscure glass,tiled flooring,single spotlight.



Entrance to property

Carpet, two radiators, spotlights, doors to all rooms.



Principal Reception Room

PVC window to front aspect, carpet, radiator, wall lights, electric fireplace with marble effect surround.



Second Reception Room

PVC double doors to rear aspect, wooden floorboards, single light pendant, radiator.



Kitchen

PVC window to side aspect, PVC door with obscure glass to side aspect, tiled flooring, spotlights, a range of base and wall mounted units with contrasting square edge countertops, space for white goods, chimney style extractor fan, part tiled walls, inset stainless steel sink with draining board.



Bedroom 1

PVC door to rear aspect, carpet, radiator, single light pendant, alcoves to chimney breast.



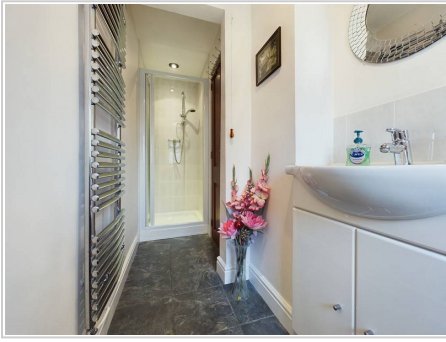
Dining Room/Bedroom 2

PVC window to front aspect, radiator, single light pendant, wall lights, Wooden floorboards.

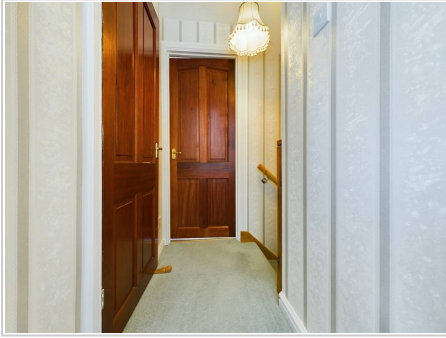


Shower Room

Wooden framed window with obscure glass to rear aspect, spotlights, WC, wash hand basin inset to vanity unit, ladder style radiator, shower, spotlights, loft access.



Shower Room 2



First Floor Landing

Carpet, single light pendant, doors to all rooms, storage cupboard housing boiler.



Bedroom 3

PVC window to side aspects, single light pendant two storage cupboards, radiator, shower, inset sink to vanity unit.



Bathroom

PVC window with obscure glass to rear aspect, tiled flooring, radiator, inset bath unit, wash hand basin, bidet.



Bathroom 1



Rear Garden

Patio area, lawn area, decking area.



Rear Garden 1



Side Access

Wooden gate providing side access, wooden fence boundary.



Garage

Garage door,gate provide side access to rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor

Approximate total area¹⁾
802.28 ft²
74.53 m²

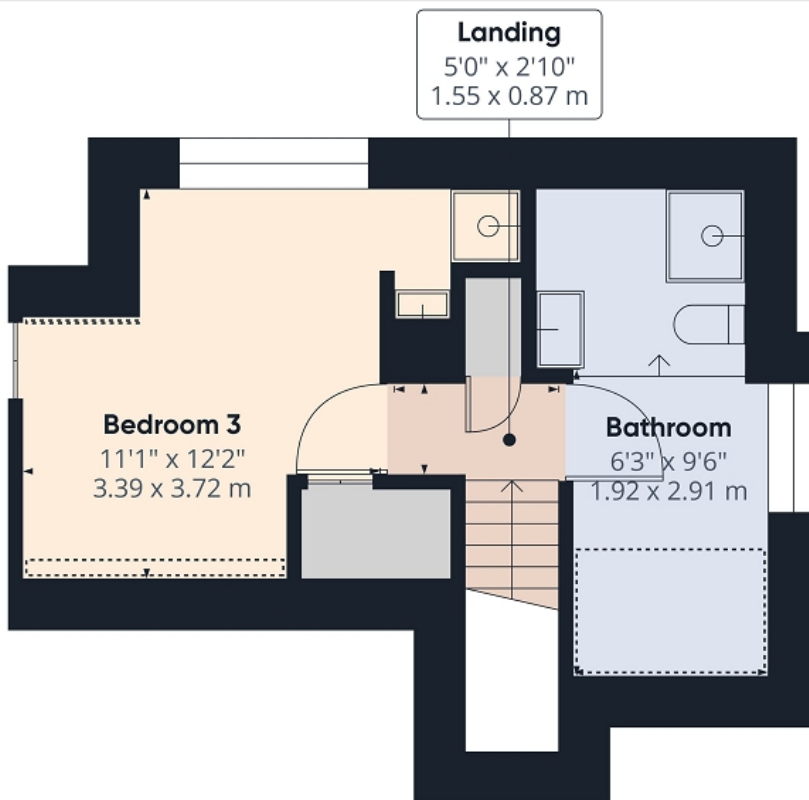
Reduced headroom
12.86 ft²
1.19 m²

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.

GRAFFTE360



Floor 1

Approximate total area¹⁾
262.48 ft²
24.39 m²

Reduced headroom
29.3 ft²
2.72 m²

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.

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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.