



Edwards & Co
property sales & lettings

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Bassetts Field,

,
Rhiwbina.

CF14 9UG.

Offers In Excess Of: £545,000



- Fully renovated Four bedroom detached home in Rhiwbina.
- New family bathroom plus additional downstairs WC.
- Master bedroom with ensuite.
- Four spacious double bedrooms.
- Landscaped rear garden with composite decking area.
- Renovated garage converted into two spacious rooms.
- Great school catchment area including Ysgol Y Wern.
- Insulated and part boarded loft with light.
- NO CHAIN.



Ref: PRA53331

Viewing Instructions: Strictly By Appointment Only

General Description

Welcome to Number 2 - Edwards and Co are delighted to offer for sale this fully renovated four bedroom detached family home in popular Bassett's Field estate Rhiwbina. This former show home has been recently renovated throughout and would offer ample space for the whole family. This property benefits from a spacious reception room opening on to an open plan newly fitted Magnet kitchen with Island and a garage that has been converted into two separate rooms. Four double bedrooms all with wall to wall Sigma 3 fitted wardrobes including main bedroom with ensuite, family bathroom plus an additional downstairs WC. This property falls within the excellent catchment of Ysgol Y Wern Primary and other primary schools. This much loved family home would make the perfect next chapter you!

Accommodation



Front & Entrance

Mature bushes and trees, driveway, patio walkway providing side access to rear garden, stone area, water feature, garden planters.

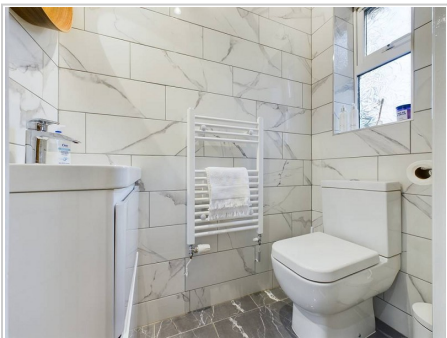
Additional Picture

Stone area with stone water feature.



Entrance Hallway

Metal front door with obscure glass, tiled flooring, spotlight, radiator, doors to all rooms.



WC

PVC window with obscure glass to front aspect, tiled flooring, tiled walls, single light pendant, ladder style radiator, WC with inset flush, wash hand basin inset to vanity unit.



Principal Reception Room

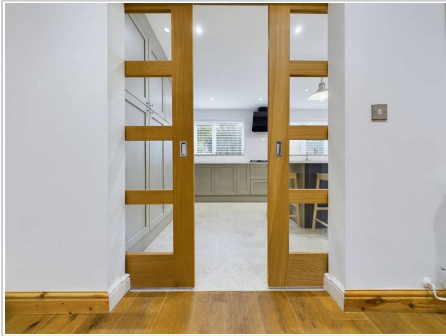
PVC window to front aspect, tiled flooring, spotlight, radiator, gas place, wooden bookcase, reading light, kitchen.



Principal Reception Room Second Angle

Second Reception Room

PVC window to front aspect, wood effect flooring, electric radiator, spotlights, storage cupboard housing fuse board.



Additional Picture 2

French sliding doors



Kitchen

Fully renovated to exceptional standard to suit modern day living with island - Two PVC windows to rear aspect, PVC window to side aspect, PVC double doors to rear aspect, tiled flooring, part tiled walls, a range of 22 base and wall mounted newly fitted Magnet pebble coloured shaker style kitchen, solid silestone carrerra marble worktops and splash back, 5 ring AEG gas hob with Klarstein extractor fan above, integrated Zanussi microwave, integrated double Neff slide and hide ovens and grill, integrated tall fridge, integrated double larder, integrated AEG dishwasher, integrated Hoover washing machine, two radiators, spotlights, two hanging light pendants, storage cupboard.



Kitchen Second Angle



Kitchen Third Angle



Additional Picture 3



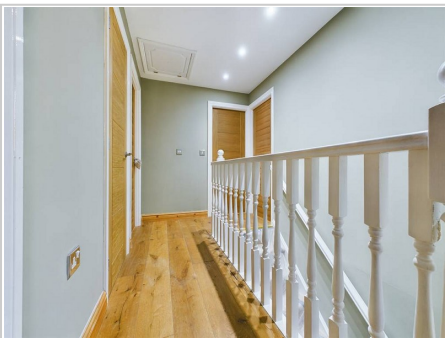
Additional Picture 4

New fully fitted double integrated dovetail jointed larder cupboard.



Office/Study

Spotlights, wood effect flooring, radiator.



First Floor Landing

Wooden flooring, spotlights, loft access, doors to to all rooms.



Bedroom 1

PVC window to rear aspect, wooden flooring, single light, pendant radiator, sigma 3 fitted wardrobes, door leading to en suite.



En Suite to Bedroom 1

PVC window with obscure glass to side aspect, LTV flooring, single spotlight, shower, radiator, inset sink with vanity unit and WC with inset flush.



Bedroom 2

PVC window to front aspect, wooden flooring, single light, pendant radiator, Sigma 3 fitted wardrobes.

Bedroom 3

PVC window to rear aspect, wooden flooring, single light, pendant, radiator, Sigma 3 fitted wardrobes.

Bathroom

PVC window with obscure glass front aspect, wood effect flooring, bath unit with overhead shower, WC with inset flush, wash hand basin inset to vanity unit, shaver point, ladder style radiator, part tiles walls.

Bedroom 4

PVC window to front aspect, single light pendant, radiator wooden flooring, Sigma 3 fitted wardrobes.

Additional Picture 5



Rear Garden

Fully landscaped and low maintenance rear garden with raised planter area, grey composite decking area, slate and pebble pathway, additional decking area, lawn area, shed, newly fitted fence and security lighting.

Rear Garden 1

Services

Mains electricity, mains water, mains gas, mains drainage

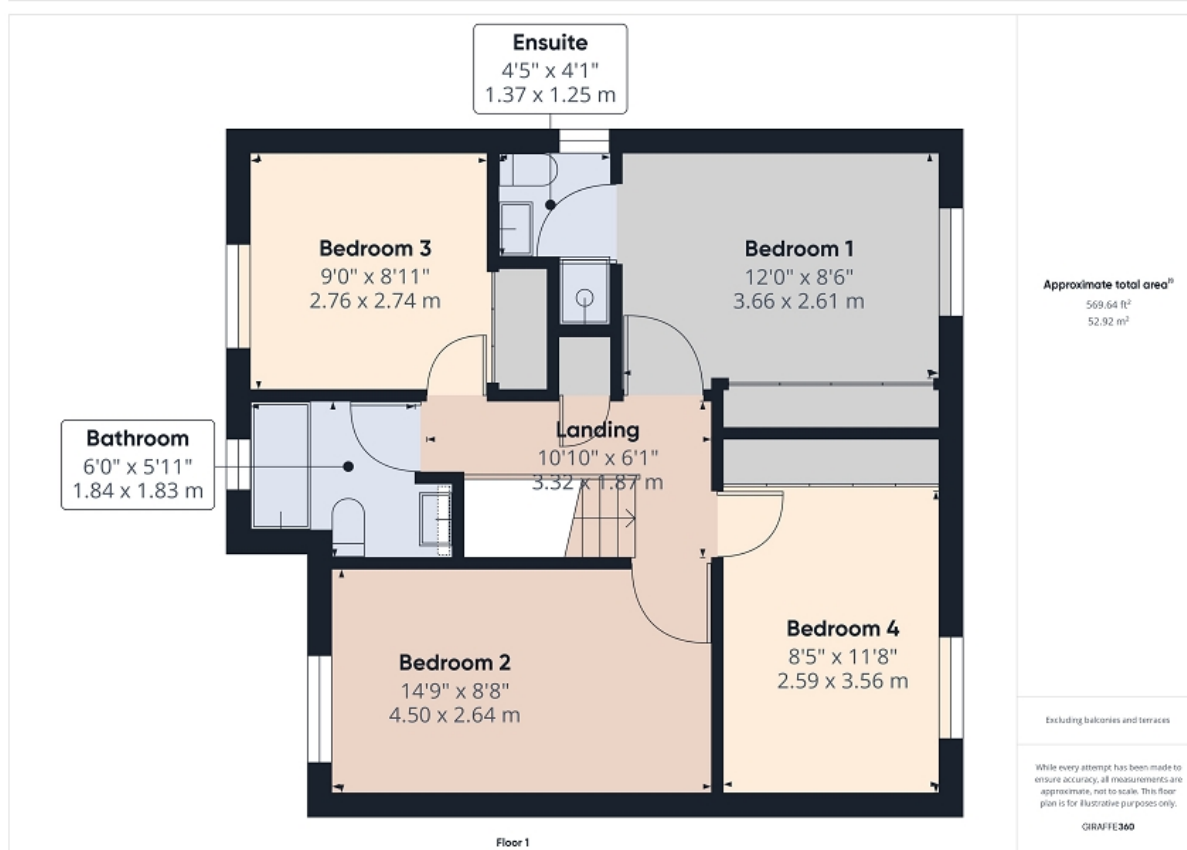
EPC Rating:77

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



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.