



Edwards & Co
property sales & lettings

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

Wenallt Road,
,
Rhiwbina.
CF14 6SE.

Guide price: £480,000



- Four bedroom semi detached family home in Rhiwbina
- Three double bedrooms plus additional single bedroom
- Two Reception rooms
- Close to all local amenities
- Generous private rear garden
- Original features throughout
- Garage and off road driveway parking
- MUST BE VIEWED
- NO CHAIN



Ref: PRA53335

Viewing Instructions: Strictly By Appointment Only

General Description

*Beautifully presented four 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 two reception rooms, spacious kitchen and additional orangery, three double bedrooms plus a single bedroom, family bathroom and additional WC, a well presented south facing rear garden with driveway parking and a garage. Close to all local amenities in great catchments areas. MUST BE VIEWED.

Accommodation



Front & Entrance



Porch

PVC double door, tiled flooring.



Entrance Hallway

Wooden door with obscure glass, single light pendant, carpet, radiator, under stairs storage cupboard.



Principal Reception Room

PVC window to front aspect, wood block flooring, single light pendant, radiator, fireplace.



Second Reception Room

Sliding door to orangery, carpet, single light pendant, radiator, gas fire.



Kitchen

Two metal framed windows to rear and side aspect, two single light pendants, radiator, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, space for white goods, four ring gas hob and electric oven and grill.

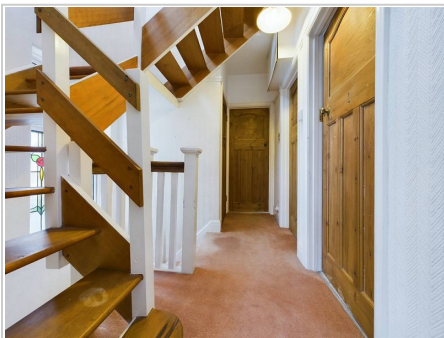


Kitchen Second Angle



Orangery

Glass orangery with double doors opening on to rear garden, tiled flooring with underfloor heating.



First Floor Landing

PVC window with obscure glass, single light pendant, doors to all rooms.



Bedroom 1

PVC window to front aspect, carpet,two single light pendants,radiator,built in wardrobes.



Bedroom 2

PVC window to rear aspect,carpet,radiator, single light pendant, built in storage cupboard housing boiler.



WC

PVC window to side aspect with obscure glass, tiled flooring,WC with inset flush, wash hand basin.



Bathroom

Metal framed single glazed window to rear aspect, tiled floor, tiled walls, shower,wash hand basin inset to vanity unit, WC with inset flush, under floor heating



Bedroom 3

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

Bedroom 4

PVC window to rear aspect, carpet,radiator, single light pendant, storage in the eaves.



Rear Garden

Lawn area, mature bushes and shrubs, patio area.



Rear Garden 1



Rear Garden 2



Patio Sitting Area

Garage

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

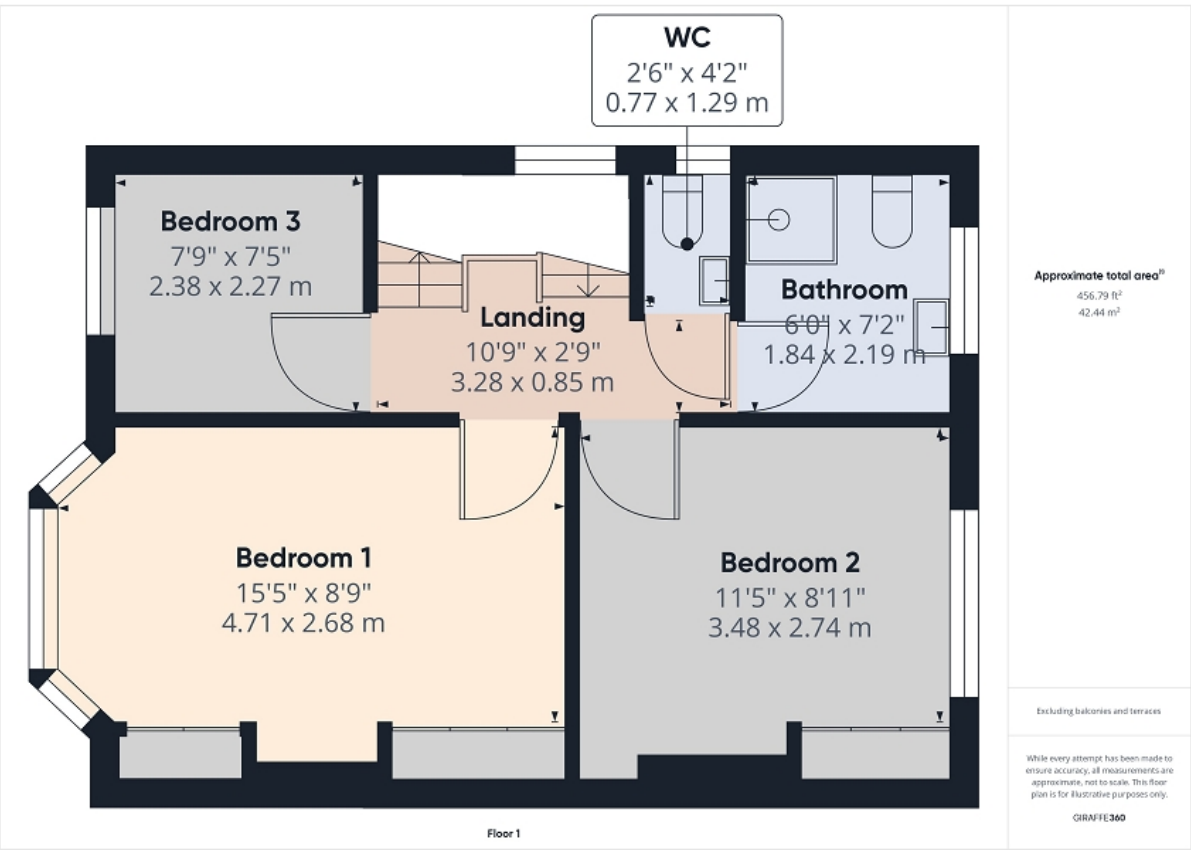
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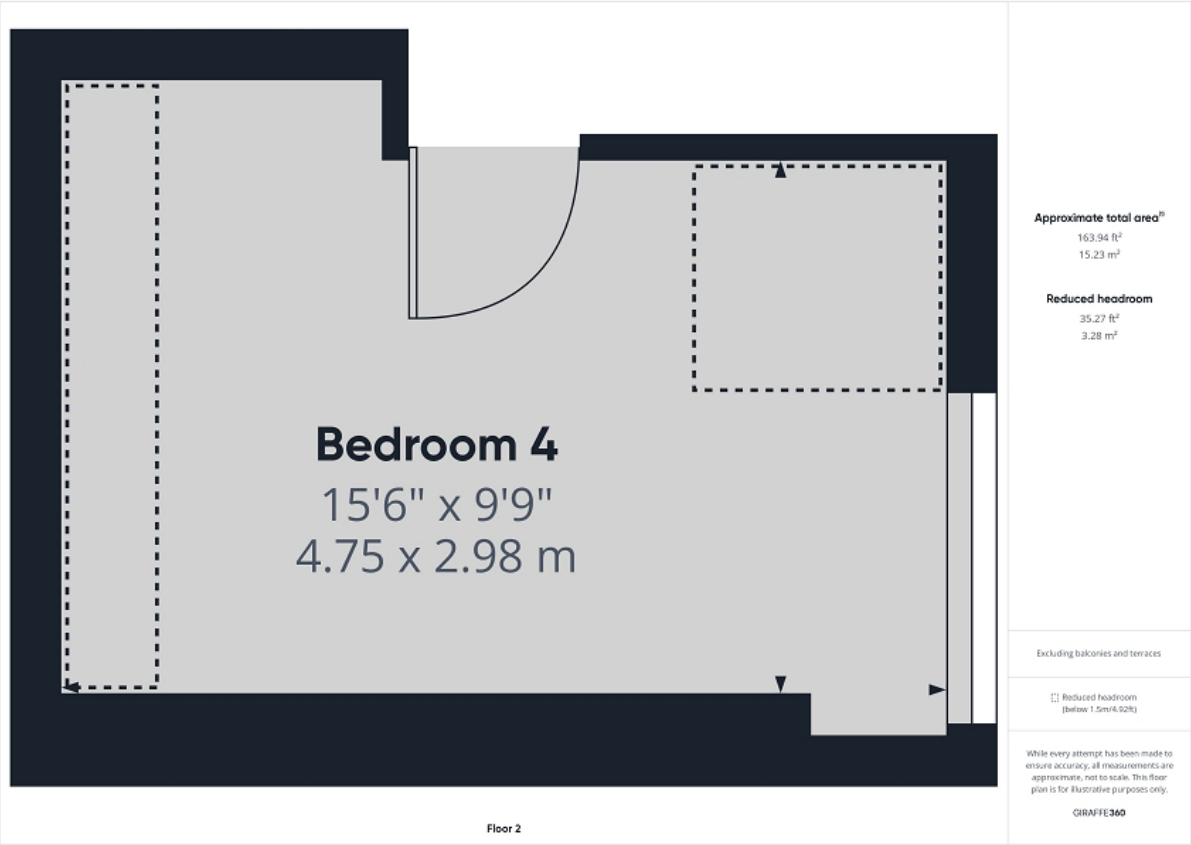
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





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.