



Edwards & Co
property sales & lettings

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Brynteg,
,
Rhiwbina.
CF14 6TU.

Guide Price £499,950



- Three bedroom Detached home in Rhiwbina
- Well presented kitchen/ dining area
- Second reception room & Conservatory



Ref: PRA53348

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented three bedroom 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 main reception room and a bright second reception and conservatory opening on to south facing rear garden,two double bedrooms and a generous single, family bathroom and additional downstairs WC, a well presented rear garden with driveway parking and a garage. This detached corner plot property has huge potential to be modernised and extended subject to planning and would make the perfect next home for you! Close to all local amenities and in great catchments areas. This property MUST BE VIEWED.

Accommodation

Front & Entrance

Off road driveway, steps leading to front door,mature bushes and shrubs.

Additional Picture



Entrance to property



Porch

PVC door with obscure glass, tiled flooring.



Entrance Hallway

Wooden door with obscure glass, carpet, radiator, single light pendant, storage cupboard housing meters,doors to all rooms.



Principal Reception Room

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



Second Reception Room

PVC window to side aspect carpet, radiator, single light pendant, gas fire.



Additional Picture 2



Conservatory

PVC conservatory with PVC double doors leading to rear garden, wood effect flooring.



Kitchen

PVC window to rear aspect, wood effect flooring, single light pendant, a range of base and wall mounted cabinets with contrasting square edge countertops, space for white goods, four ring gas cooker and electric oven.



Kitchen Second Angle



WC

PVC window to side aspect, tiled walls ,carpet, single light pendant,WC with inset flush, wash hand basin.

First Floor Landing

PVC window with obscure glass to front and side aspect, carpet, two radiators, single light pendant, loft access, storage cupboard , doors to all rooms.



Bedroom 1

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



Bedroom 2

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



Bathroom

PVC window to side aspect with obscure glass, tiled walls , single light pendant, shower, WC with inset flush, wash hand basin, heated towel rail.



Bedroom 3

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



Rear Garden

Raised flower beds,lawn area, patio area,side access, mature bushes and shrubs.



Rear Garden 1



Rear Garden 2



Garage

Up and over garage door, side access to rear garden, off road driveway parking.

Services

Mains electricity, mains water, mains gas, mains drainage

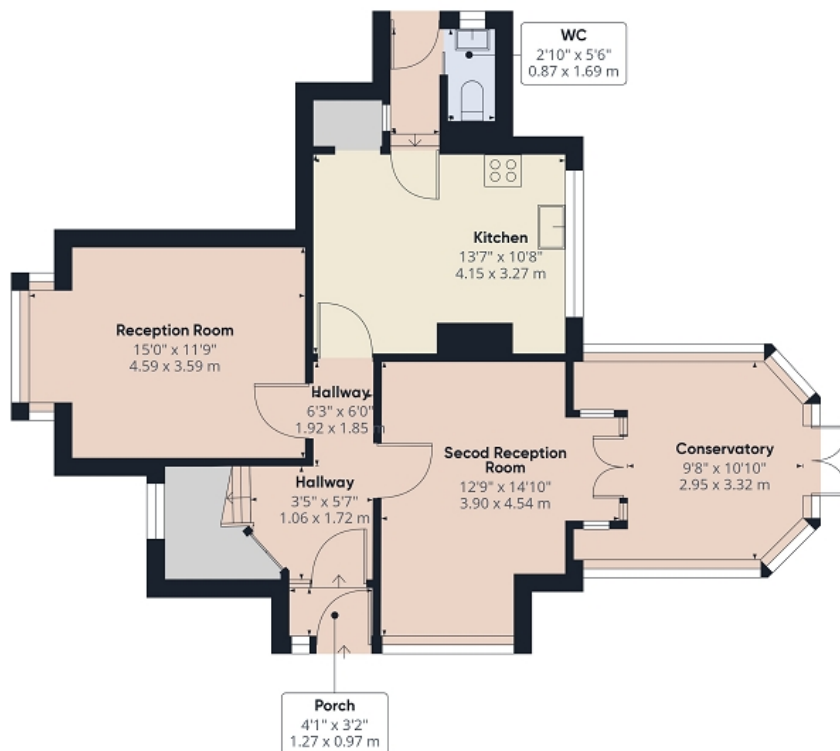
EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



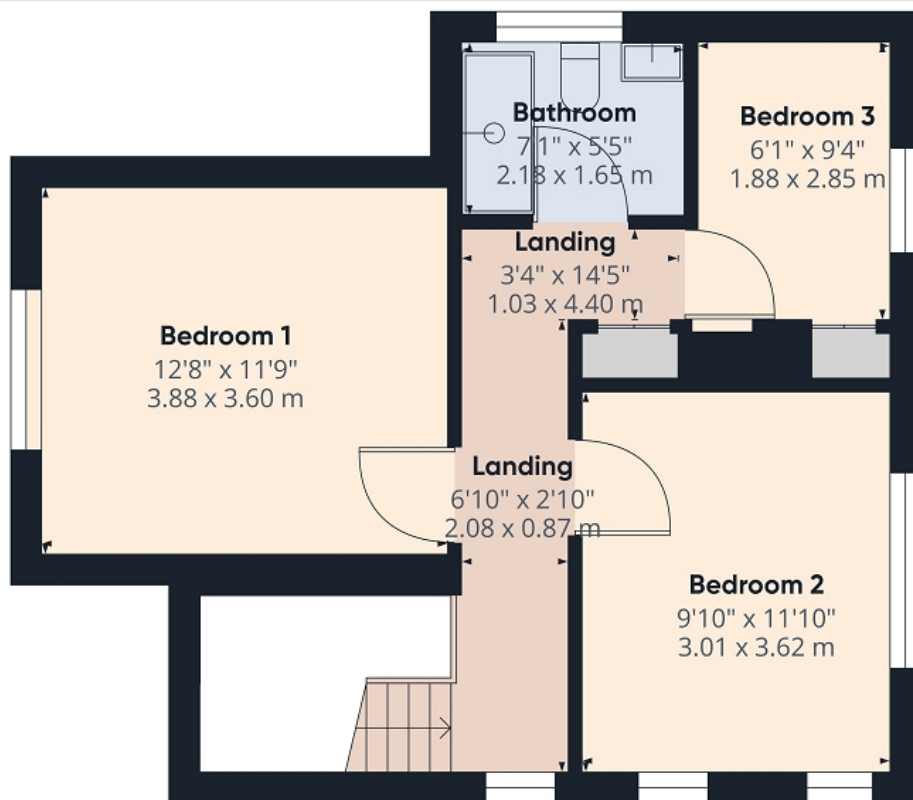
Ground Floor

Approximate total area¹⁾
761.72 ft²
70.77 m²

Excluding balconies and terraces

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⁾
452.72 ft²
42.06 m²

Excluding balconies and terraces

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.