



Edwards & Co
property sales & lettings

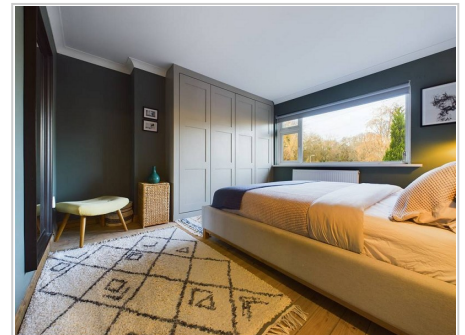
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Heol Briwnant,
,
Rhiwbina.
CF14 6QF.

Guide Price £475,000



- Three bed semi detached home in Rhiwbina.
- Open plan kitchen/dining area.
- Family bathroom and additional downstairs WC
- Modernised kitchen with integrated appliances.
- Detached garage and home office.
- South facing garden.
- Close to all local amenities.
- Great school catchment area.
- MUST BE VIEWED.



Ref: PRA53361

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious three bed semi detached family home in Rhiwbina Edwards & Co are delighted to offer for sale this lovely home offering generous living accommodation of a large open plan kitchen/dining room opening on to rear garden, downstairs WC a front reception room, three good size bedrooms with a upstairs family bathroom and a large boarded loft area. This property is also complemented with a private front and rear garden, off road driveway parking and a detached garage with a separate home office! This property MUST BE VIEWED.

Accommodation



Front & Entrance

Lawn area, mature bushes and shrubs, tree ,driveway.



Entrance Hallway

PVC door with obscure glass, wood block flooring, radiator, single light pendant, doors to all rooms.



Principal Reception Room

PVC window to front aspect, wood block flooring, wall lights,radiator, alcoves to chimney breast, log burner.



Open Plan Kitchen and Dining Room



Kitchen

PVC window to rear aspect, vuelex window, PVC door with obscure glass, tiled flooring, spotlights, two hanging lights, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated fridge freezer, integrated dishwasher, integrated washing machine, gas hob, gas oven and grill.

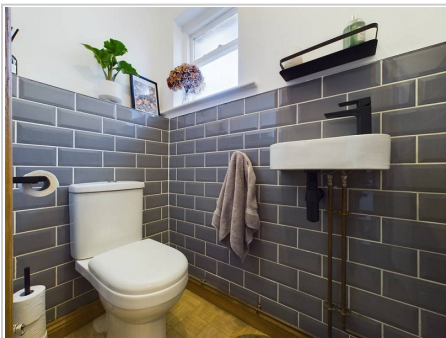


Kitchen Second Angle

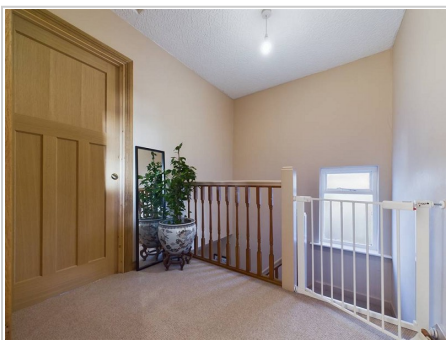


Dining Area

PVC double doors, wood block flooring, single light pendant, radiator.

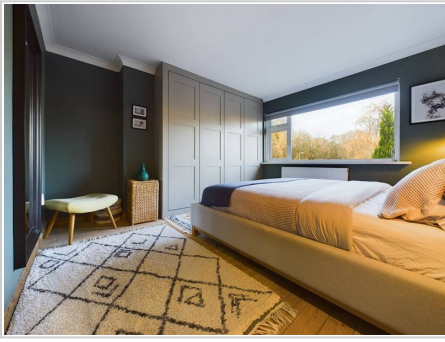


WC



First Floor Landing

Wooden framed window with single glazed window, carpet, single light pendant, doors to all rooms.



Bedroom 1

PVC window to front aspect, wall lights, wooden floorboards, radiator, built in wardrobes.



Bedroom 2

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



Bathroom



Bedroom 3

PVC window to front aspect, wooden floorboards, single light pendant, radiator.



Rear Garden

Wooden fence boundary, lawn area, mature bushes and shrubs.



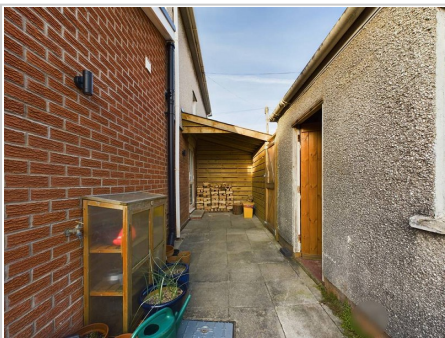
Rear Garden 1



Patio Sitting Area



Patio Terrace



Side Access

Garage

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

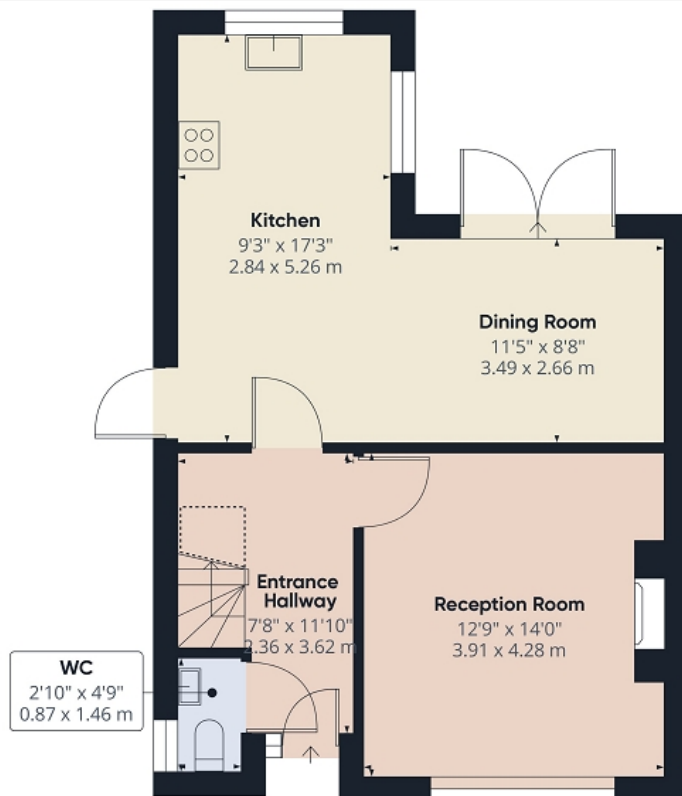
EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor Building 1

Approximate total area¹⁾
538.97 ft²
50.07 m²

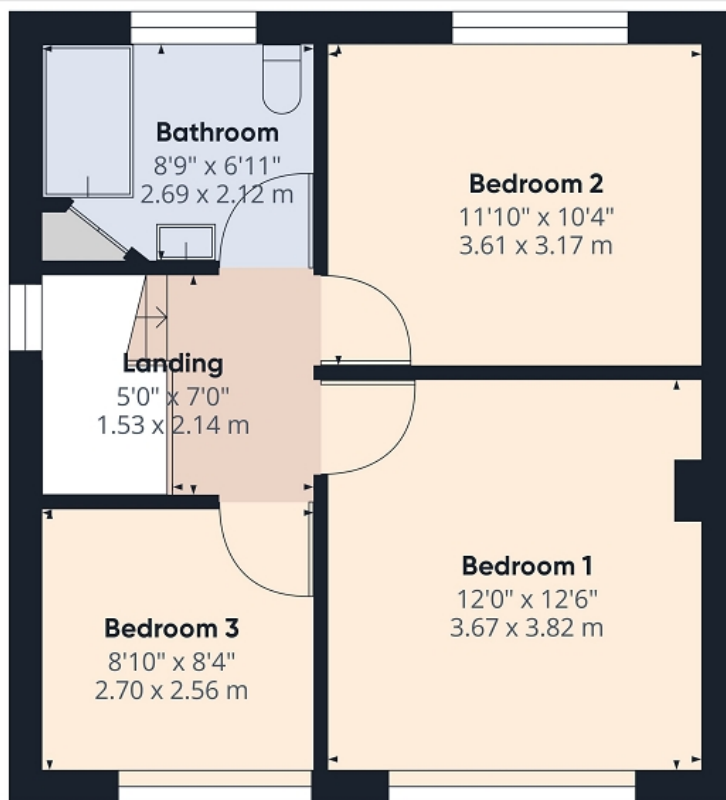
Reduced headroom
12.37 ft²
1.15 m²

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.

GRAFTE360



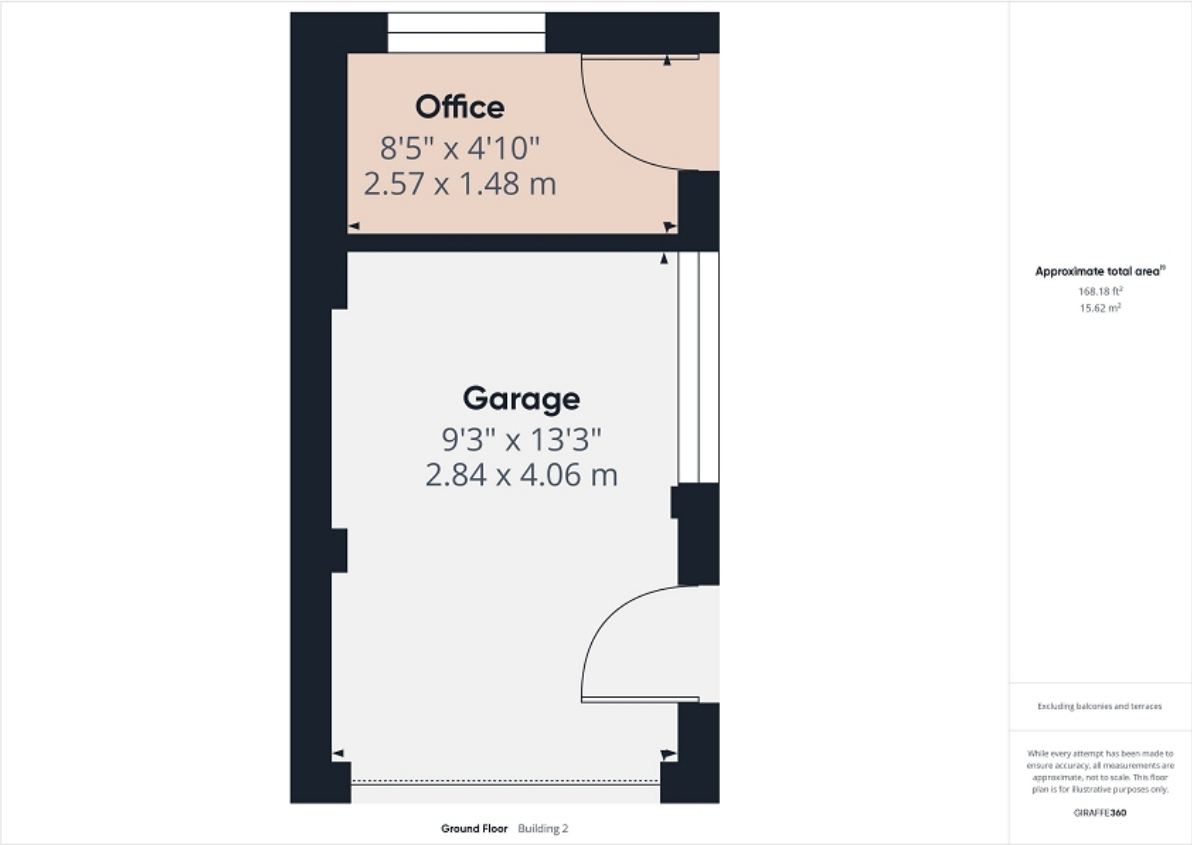
Floor 1 Building 1

Approximate total area¹⁾
449 ft²
41.71 m²

Excluding balconies and terraces

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GRAFTE360



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.