



**Edwards & Co**  
property sales & lettings

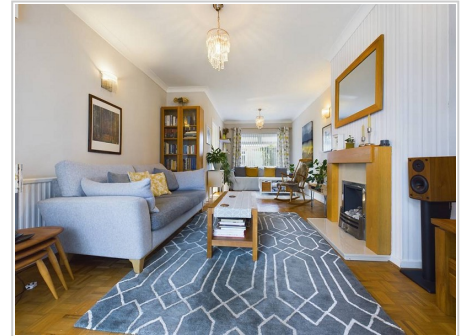
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Bryntirion,  
,  
Rhiwbina.  
CF14 6NQ.

Guide Price: £375,000



- Three bedroom semi detached home in Rhiwbina
- Excellent size principal reception room.
- Garage and off road driveway parking.
- Modern and sizeable fitted kitchen opening on to conservatory.
- UPVC conservatory overlooking rear garden + separate family room.
- Well-proportioned front and rear gardens.
- Ideally located close to Village centres and local parkland.
- Main bathroom and additional WC in bedroom three.
- MUST BE VIEWED.



**Ref: PRA53370**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Three bedroom semi detached family home in the sought after location of Rhiwbina\* Edwards & Co are delighted to offer for sale this delightful three bedroom property situated in a quiet street within Rhiwbina. This property boast generous living accommodation including a bright dual aspect reception room, good size kitchen with additional conservatory with rear garden views, three good size bedrooms with a downstairs family bathroom and bedroom three benefiting from a separate WC. This home is also accompanied with an enclosed and well maintained front and rear garden. Offered with garage and off road parking.

---

## Accommodation

---



### Front & Entrance

Walkway leading to property, lawn area, mature bushes and shrubs.

---



### Entrance Hallway

Composite door with obscure glass, single light pendant, wood block flooring, radiator, under stairs storage housing meters, doors to all rooms.

---



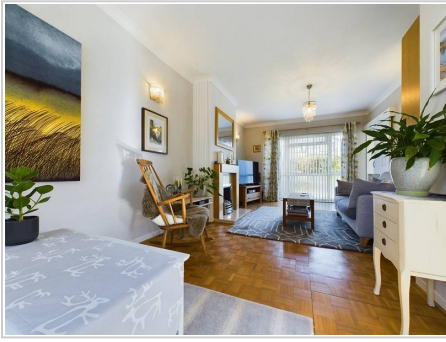
### Additional Picture



### Principal Reception Room

PVC window to front aspect, PVC window to rear aspect, two single light pendants, three wall lights, wood block flooring, gas fire,two radiators.

---



Principal Reception Room Second Angle



Principal Reception Room Third Angle



Kitchen

PVC window to side aspect, spotlights, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, four ring gas hob with extractor fan above, electric oven and grill, inset sink with draining board, space for white goods.



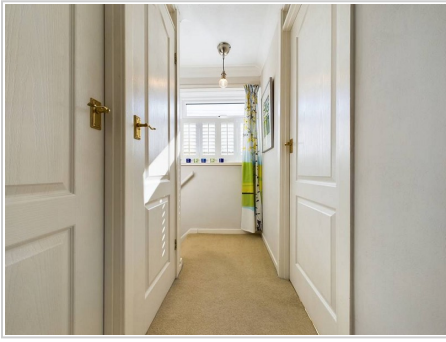
Conservatory

PVC double door leading to rear garden,PVC windows overlooking rear garden, Velux window, wood effect flooring , spotlights, radiator.



Bathroom

PVC window to side aspect with obscure glass, single spotlight, shower, WC and wash hand basin inset to vanity unit, tiled flooring with under floor heating, ladder style radiator.



## First Floor Landing

PVC window to side aspect, loft access, single light pendant, carpet, storage cupboard housing combination boiler, doors to all rooms.



## Bedroom 1

PVC window to rear aspect, single light pendant, carpet, radiator, storage cupboard.



## Bedroom 2

PVC window to front aspect, single light pendant, wood effect flooring, radiator, built in storage cupboards.



## Bedroom 3

PVC window to rear aspect, single light pendant, wood effect flooring, radiator, built in storage cupboards and shelves, door leading to WC.



## WC

PVC window with obscure glass to side aspect, single light pendant, wood effect flooring, WC with inset flush, wash hand basin.



## Rear Garden

Paved patio area , stone area, wooden fence and brick wall boundary, mature bushes and shrubs.

---



## Paved Patio Area



## Rear Garden 1



## Rear Garden 2

## Driveway

---

## Garage

Up and over garage door.

---

## Services

Mains electricity, mains drainage, mains gas, mains water

EPC Rating:70

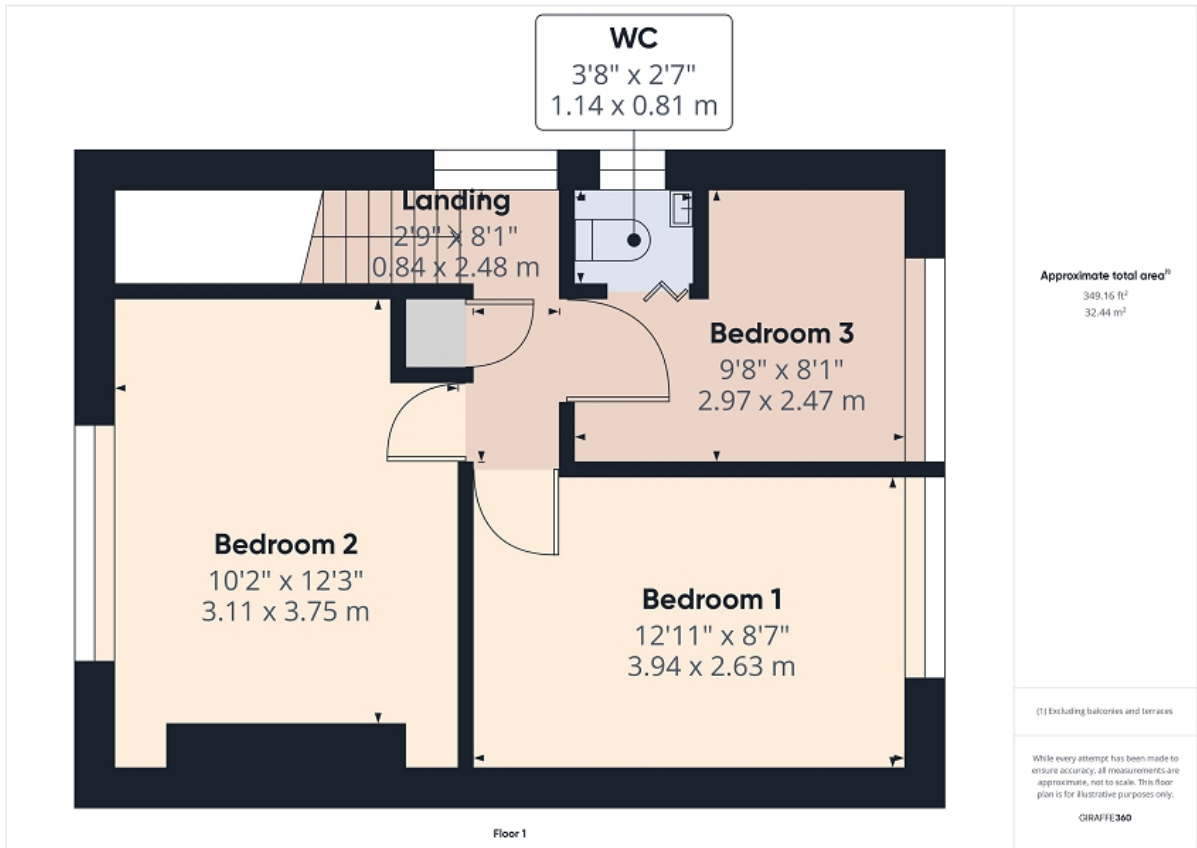
---

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



*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.*