



Edwards & Co
property sales & lettings

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Pen-y-dre,
,
Rhiwbina.
CF14 6EP.

Guide Price: £540,000



- Enviably located 3 bedroom end of terrace family home
- Principal reception room and separate dining room
- 2 large double bedrooms and generous third
- Beautifully presented open plan kitchen/dining area
- Modern bathroom with separate shower/utility room
- Extensive and very well maintained rear garden
- Detached garage
- Immaculately presented and beautifully maintained
- First class school catchments for Rhiwbina PS, Whitchurch HS and Welsh PS/HS

Ref: PRA53382

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented three bedroom end terrace house in the Garden Village Edwards & Co are delighted to offer for sale this immaculate three bedroom family home in Rhiwbina. The property boasts generous living accommodation, two reception rooms, open plan kitchen/dining area, downstairs shower room with a utility area and a additional family bathroom on the first floor. The property also benefits from a well maintained front and rear gardens and a garage accessible from the rear garden. MUST BE VIEWED.

Accommodation

Front & Entrance

Pathway leading to front door, stone area, mature bushes and shrubs.



Entrance Hallway

Wood door with glass panes, wood effect floor, two wall mounted radiator, spot right, single light pendants.



Additional Picture



Principal Reception Room

Wood framed window with secondary glazing, wood effect floor, long burner with stone base, radiator, single light pendant.



Additional Picture 2



Second Reception Room

Wood framed windows with secondary glazing, wood effect floor, feature fireplace, radiator, single light fitting.



Open Plan Kitchen/Dining Area

Description as follows;



Kitchen

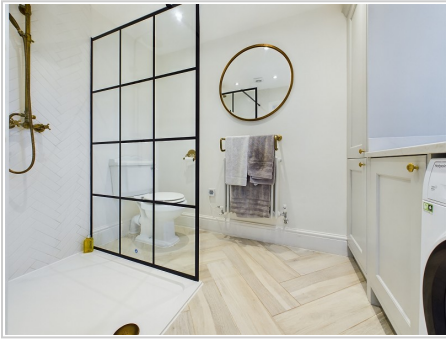
Wooden framed multi pane window to rear, wooden framed multi pane, French doors to rear garden, two velux windows, range of wall, base and drawer units, corner gallery shelves, wine rack, space for American style fridge/freezer, tall housing unit with shelves, central island with drawers beneath, space for range cooker, cooker hood above, marble effect work tops with inset Belfast style sink and brush gold mixer tap, integrated dish washer, built in unit with 4 drawers, tiled floor, panelled door to shower/utility room.



Kitchen Second Angle



Additional Picture 3



Shower/Utility Room

Wooden framed multi pane window to rear, inset spot lights, inset vent, three piece suite comprising brushed gold shower, fixed glazed screen, low level wc, radiator, brushed gold towel rail above, fitted unit with housing unit and shelves, base unit housing Neff washing machine/tumble dryer, white marble effect work top with inset Caple sink and brushed gold mixer tap.



Shower Room



Utility Space



First Floor Landing

PVC French style window to side aspect, carpet, loft access, single light fitting.



Bedroom 1

Wood framed window with secondary glazing to front aspect, carpet, feature fireplace, radiator, single light fitting.



Bedroom 2

PVC French style window to side aspect, carpet, built in wardrobes, radiator, single light pendant.



Bedroom 3

PVC French style window to rear aspect, build in wardrobes with single bed, cupboard housing boiler, radiator, single light pendant.



Bathroom

PVC double glazed window in obscure glass to rear, tile effect flooring, three piece white suite comprising bath with chrome taps, shower over and glazed screen, built in unit incorporating low level wc, inset sink with chrome taps, built in cupboards beneath, tiled walls, radiator, chrome towel rail, ceiling spot lights.



Bathroom Second Angle

Rear Garden

Paved patio area, lawn area, mature bushes and shrubs, door providing access inside garage from the rear garden.

Rear Garden 1

Rear Garden 2

Rear Garden 3

Patio Sitting Area

Garage

Up and over door, wood framed door access to rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

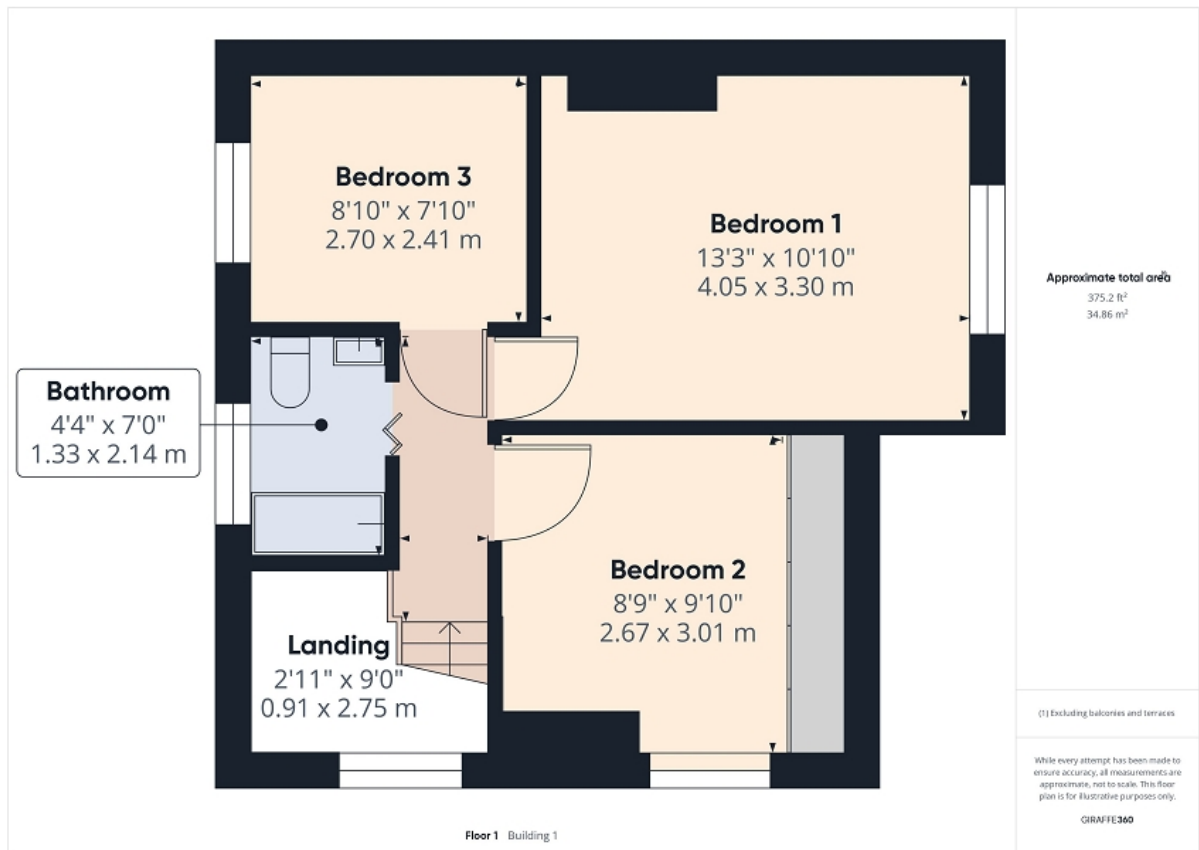
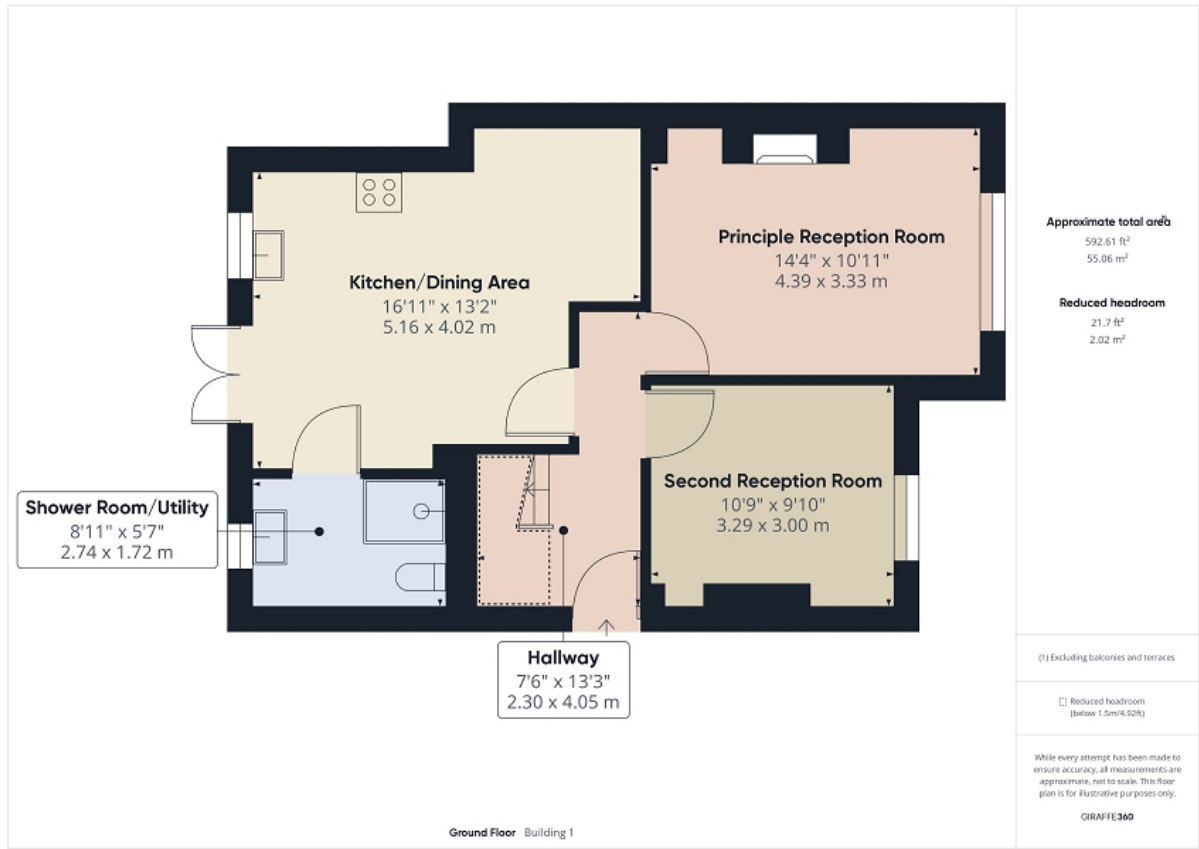
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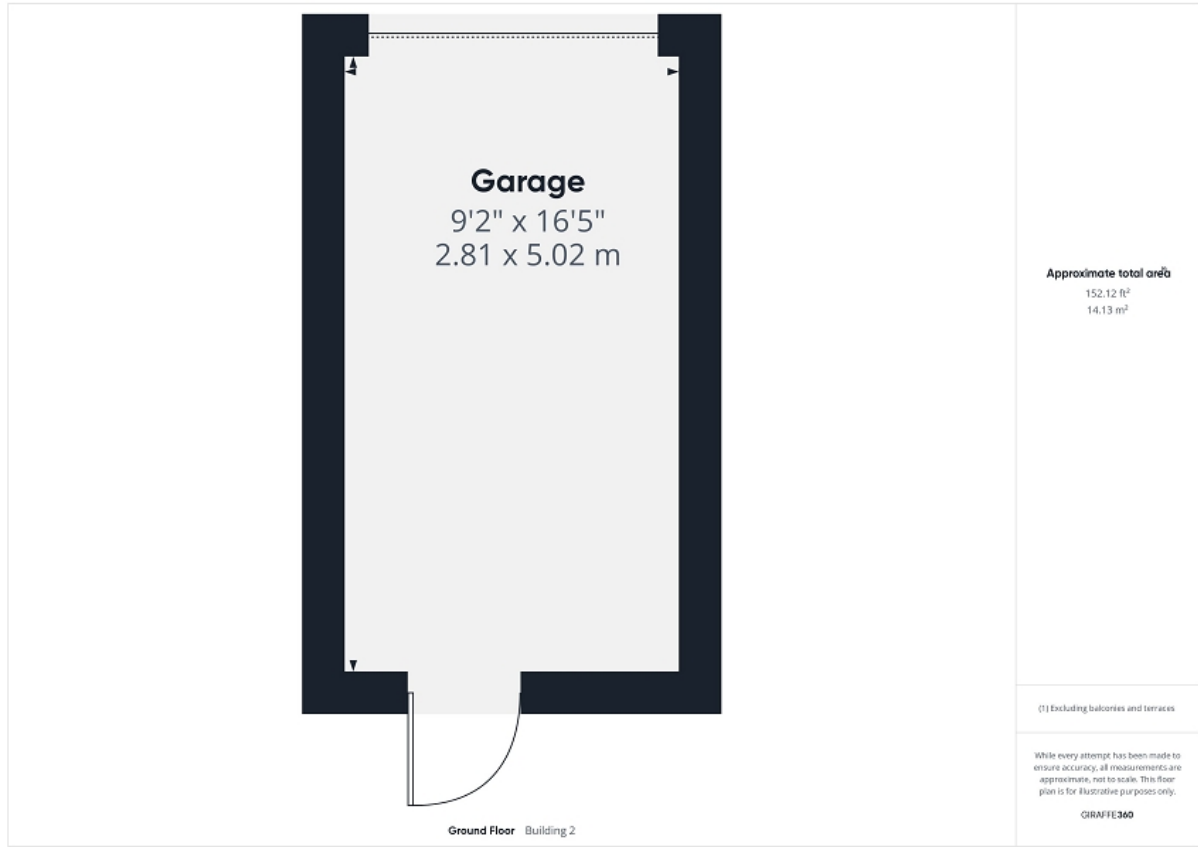
Tenure

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.