



Edwards & Co
property sales & lettings

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

Guide price £520,000



- Three bedroom semi detached family home in Rhiwbina.
- Open plan kitchen/ dining/ living room.
- Three double bedrooms.
- En suite bathroom to bedroom one.
- Downstairs WC
- Home office and separate workshop.
- Walking distance to Rhiwbina Village.
- Great school catchment area
- MUST BE VIEWED.

Ref: PRA53383

Viewing Instructions: Strictly By Appointment Only

General Description

EXTENDED AND ENVIABLY LOCATED 3 DOUBLE BED FAMILY-SIZED HOME IN GARDEN VILLAGE -RHIWBINA-
Edwards and Co are delighted to offer for sale this beautifully presented and very spacious property. This fabulous home offers generous living accommodation consisting of a front reception room, open plan kitchen/dining/ living area with doors leading to rear garden and separate utility room off the kitchen. Three double bedrooms and master room benefiting from an en suite, main bathroom and downstairs WC. Offered with off road parking, home office and workshop this property MUST BE VIEWED!

Accommodation

Front & Entrance

Wooden fence to boundary, driveway, mature bushes and shrubs.



Entrance Hallway

PVC door with obscure decorative glass to front aspect, single light pendant, radiator, wooden flooring, under stairs storage, doors to all rooms.



Principal Reception Room

PVC window to front aspect, single light pendant, two wall lights, alcoves to chimney breast, radiator, wooden flooring.

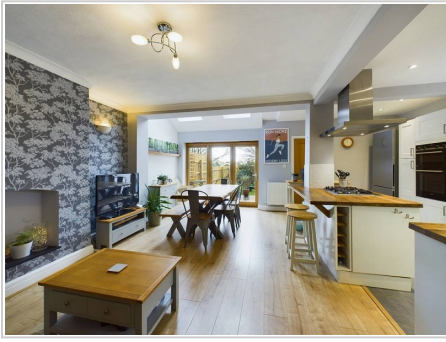


Open plan kitchen/dining and living room

PVC bi fold doors to rear aspect, two velux windows, two single light pendants, two wall lights.



Additional Picture



Additional Picture 2



Kitchen

PVC window to side aspect, spotlights, a range of base and wall mounted cabinets with contrasting round edge countertops, part tiled walls, four ring gas hob and extractor fan above, electric oven and grill, integrated dishwasher, inset double sink, tiled flooring.

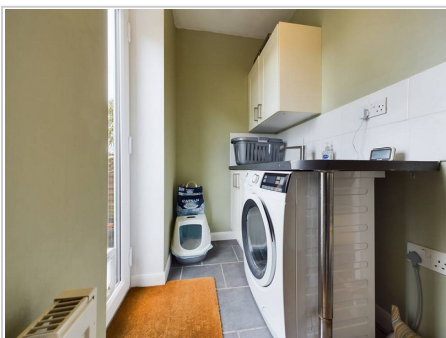


Kitchen Second Angle



WC

PVC window with obscure glass to side aspect, single spotlight, tiled walls, tiled flooring, WC with inset flush, wash hand basin, extractor fan.



Utility Room



First Floor Landing

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



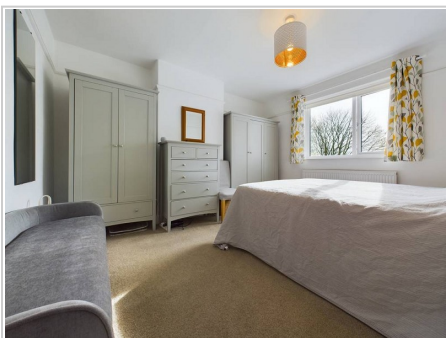
Bedroom 1

PVC window to front aspect, single light pendant, alcoves to chimney breast, radiator, carpet, door leading to en suite.



En Suite to Bedroom 1

PVC window with obscure decorative glass to front aspect, spotlight, tiled walls, tiled flooring, walk in shower, WC with inset flush, wash hand basin, extractor fan, ladder style radiator.



Bedroom 2

PVC window to rear aspect, single light pendant, alcoves to chimney breast, radiator, carpet.



Bathroom

PVC window with obscure glass to side aspect, single light pendant, tiled walls, tiled flooring, bath unit with overhead shower, WC with inset flush, wash hand basin, ladder style radiator, extractor fan.



Bedroom 3

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



Rear Garden

Wooden fence to boundary, lawn area, paved patio area, raised flower beds, stone area.



Rear Garden 1

Paved Patio Area



Side Access

Storage space and gate provide access to the front of the property.

Home Office

Additional Picture 3

PVC double doors to rear garden, PVC windows to side access, wooden flooring, spotlights, electric radiator, air-con, spotlights, wired network connection back to main house.

Workshop

Workshop providing light and electricity, velux windows above.

Services

Mains electricity, mains water, mains gas, mains drainage

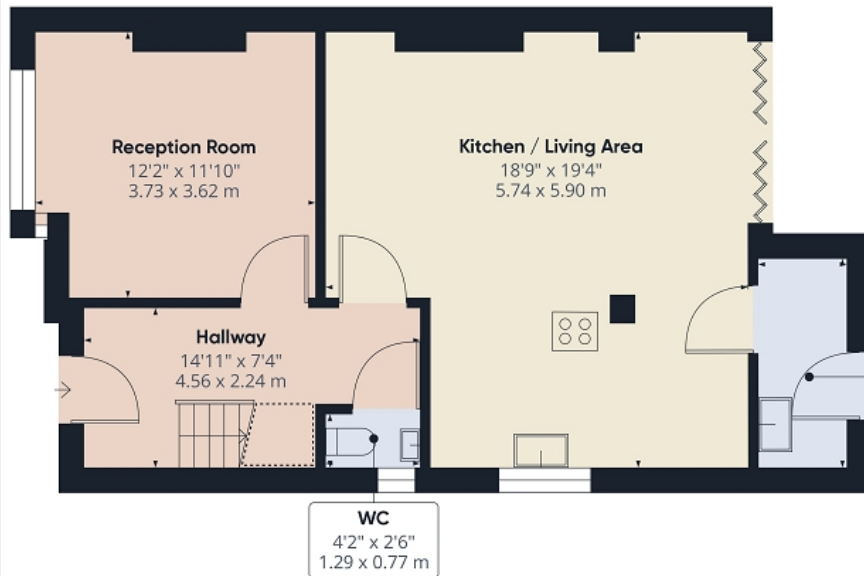
EPC Rating:74

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor Building 1

Approximate total area⁽¹⁾
620.24 ft²
57.62 m²

Reduced headroom
11.7 ft²
1.09 m²

(1) 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



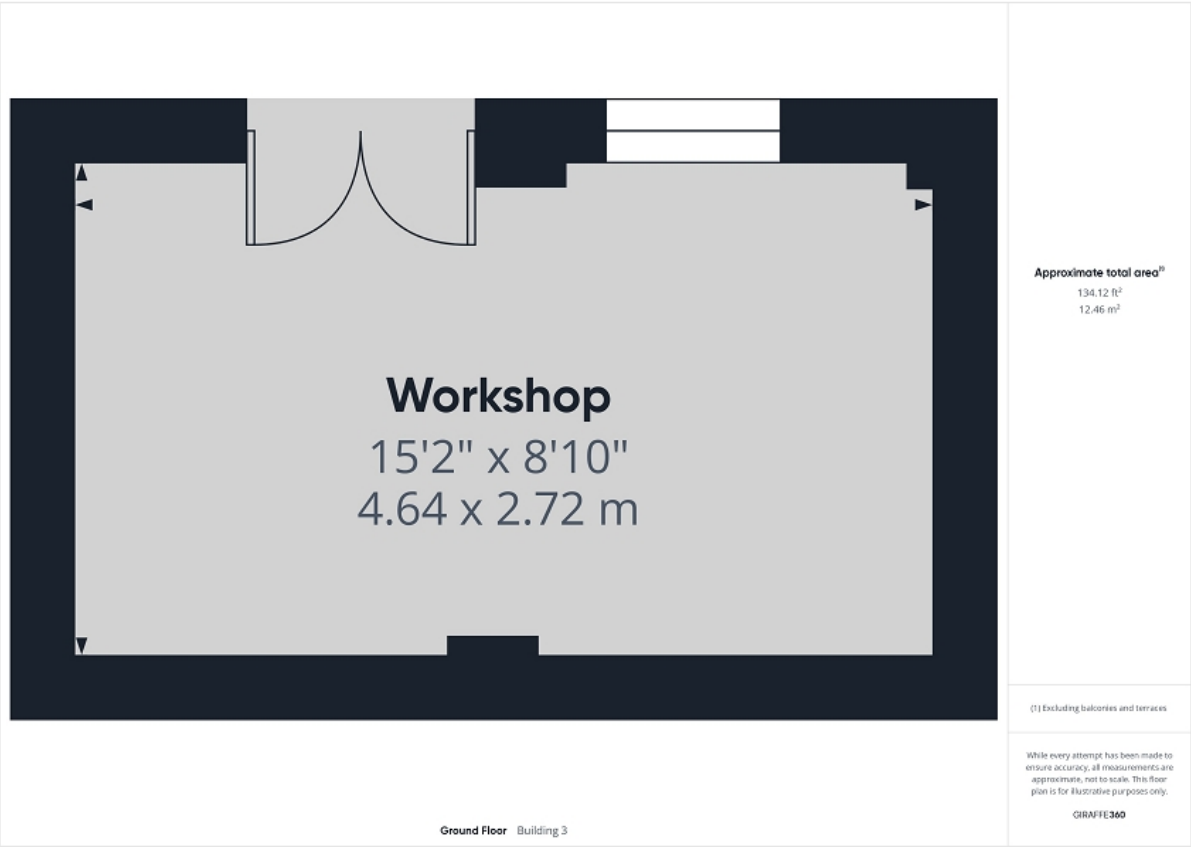
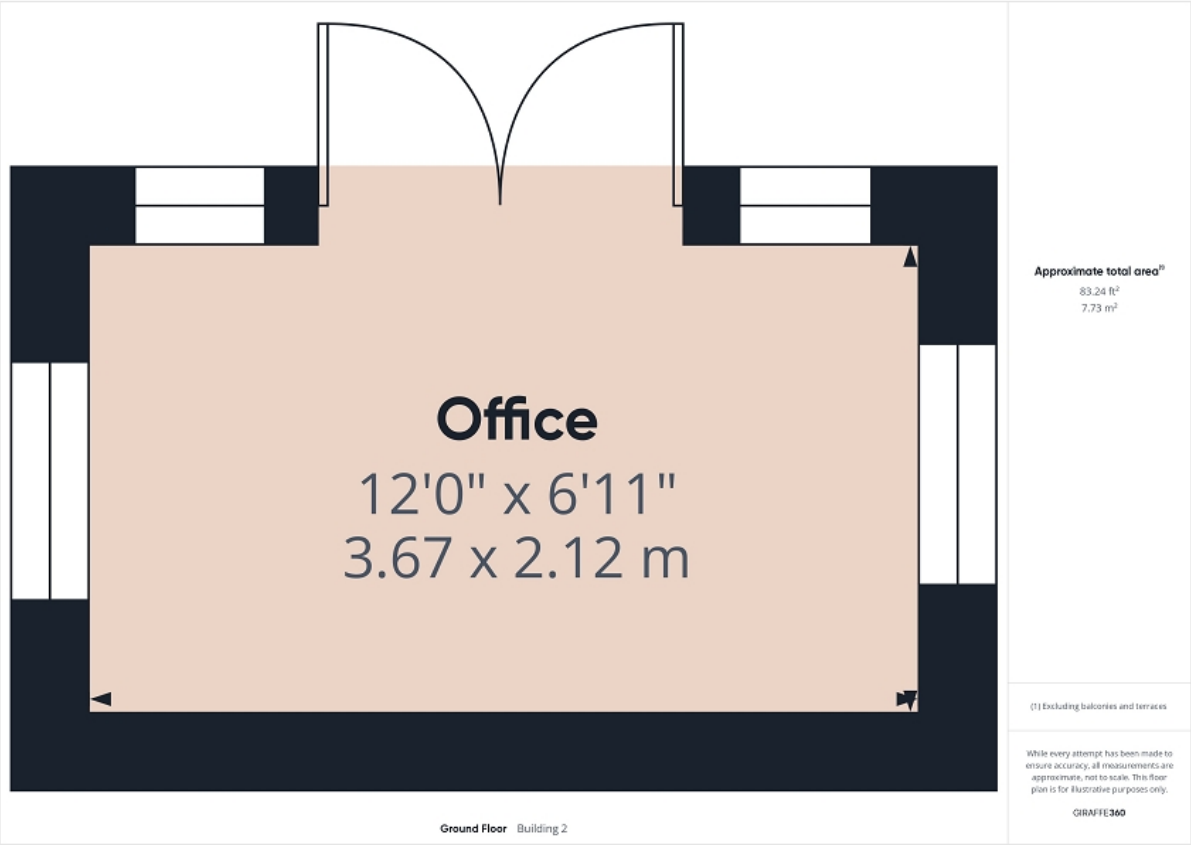
Floor 1 Building 1

Approximate total area⁽¹⁾
519.89 ft²
48.3 m²

(1) 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.