



**Edwards & Co**  
property sales & lettings

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Heol Tyn Y Cae,  
,  
Rhiwbina.  
CF14 6DJ.

Guide Price: £550,000



- Three bedroom detached bungalow in Rhiwbina.
- Traditional features throughout.
- Main bedroom benefiting from en suite bathroom
- Two large reception rooms with bay windows.
- set on a large plot with a generous size rear and front garden.
- Separate utility room.
- Conservatory with rear garden views.
- Offered with no onward chain.



**Ref: PRA53388**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Three bedroom detached bungalow with huge potential set on a large plot in Rhiwbina\* Edwards & Co are delighted to offer for sale this spacious property with generous plot. The property consists of two large reception rooms, kitchen, utility and separate WC, three bedrooms main bedroom with en suite bathroom, kitchen and additional conservatory. The property is offered for sale with no onward chain and huge potential to improve. MUST BE VIEWED!

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## Accommodation

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### Front & Entrance

Driveway, lawn area, wooden fence boundary, mature shrubs, gate either side of the property providing side access leading to rear garden.

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### Entrance to property



### Entrance Hallway

PVC door with obscure glass to front aspect , two light pendants , five wall lights, carpet , radiators, storage cupboard housing water tank, separate storage cupboard, doors to all rooms.

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### Principal Reception Room

PVC bay window to front aspect, single light pendant, original wood block flooring, radiator.

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## Second Reception Room

PVC bay window to rear aspect, PVC door leading through to conservatory, single light pendant, two wall lights, radiator, gas fire, carpet.



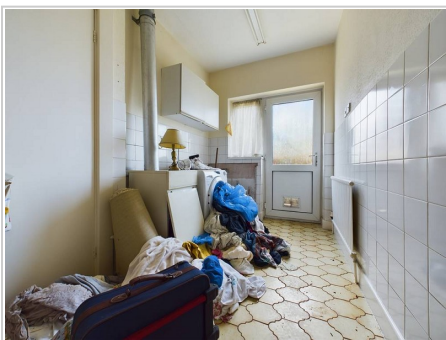
## Kitchen

PVC window to side aspect, two single light pendants, tiled walls, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge counter tops, four ring electric hob, electric oven and grill, space for white goods, inset stainless steel sink and draining board, radiator.



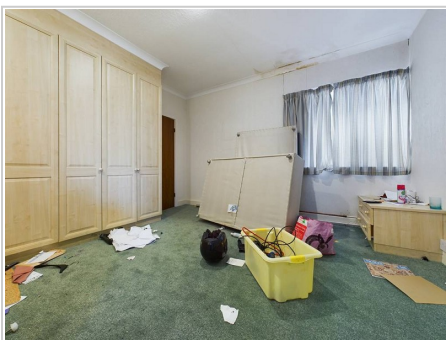
## Conservatory

PVC conservatory with half brick walls, single light pendant, radiator, carpet.



## Utility Room/WC

PVC window and door to side aspect with obscure glass, single light pendant, part tiled walls, tiled flooring, space for white goods, wall mounted cabinets, boiler, WC, storage cupboard.

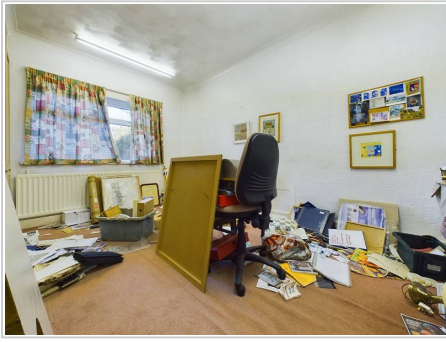


## Bedroom 1

PVC window to side aspect, spotlights, radiator, carpet, built in wardrobes, door leading to en suite bathroom.

## En Suite to Bedroom 1

PVC window to side aspect with obscure glass, single light pendant, tiled walls, tiled flooring, WC, shower, wash hand basin inset to vanity unit, extractor fan.



## Bedroom 2

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

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## Bedroom 3

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

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## Bathroom

PVC window with obscure glass to side aspect, single light pendant, tiled walls, tiled flooring, radiator, WC, wash hand basin, bath unit.

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## Rear Garden

Patio seating area, lawn area, brick wall to boundary, mature bushes, shrubs and trees.

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## Rear Garden 1

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Rear Garden 2

Garage

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



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.*