

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

Heol Cae-Rhys,

Rhiwbina. CF14 6AP.

Guide price £450,000



- · Three bedroom semi detached family home in Rhiwbina
- Two double bedrooms with a good size single bedroom and additional loft room
- Modern open plan kitchen/dining area/living area
- Good size rear garden
- Modern family bathroom with additional WC
- Off road driveway parking
- Highly sought after location, close to all local amenities
- MUST BE VIEWED!









Ref: PRA53389

Viewing Instructions: Strictly By Appointment Only







General Description

Beautifully presented three bedroom Semi Detached family home in the sought after location of Rhiwbina. This property offers generous living accommodation consisting of a large reception room to the front, a well present open plan kitchen dining with an additional sitting area plus utility area, three bedrooms and an additional loft room, family bathroom and downstairs WC, a well presented private rear garden with a driveway. Close to all local amenities in great catchments areas. MUST BE VIEWED.

Accommodation



Front & Entrance

Driveway , lawn area , step leading up to front door, dwarf brick wall, mature bushes and shrubs



Entrance Hall

PVC door with obscure glass, PVC window with obscure glass to side aspect, single light pendant, radiator, under stairs storage space, wood effect flooring, doors to all rooms



Principal Reception Room

PVC bay window to front aspect, single light pendant, alcoves to chimney breast, upright radiator, gas fire, wood effect flooring



WC

PVC window with obscure glass to side aspect, single light pendant, part tiled walls, tiled flooring, ladder style radiator, WC with inset flush, wash hand basin inset to vanity unit, boiler



Second Reception Room

Single light pendant, alcoves to chimney breast, radiator, wood effect flooring



Second Reception Room Second Angle



Dining Area



Open Plan Kitchen and Dining Room

PVC window to rear aspect, aluminium sliding doors to rear, velux window, single light pendant, 3 hanging lights, upright radiator, wood effect flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, intergrated dishwasher, 4 ring electric hob, electric oven and grill, space for white goods



Kitchen

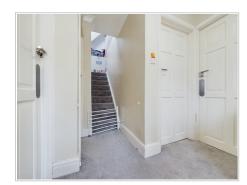


Kitchen Second Angle



Utility Room

PVC window with obscure glass to side aspect, single light pendant, radiator, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, inset stainless steel double sink with draining board, space for white goods



First Floor Landing

PVC window with obscure glass to side aspect, single light pendant, carpet



Bedroom 3

PVC window to rear aspect, single light pendant, radiator, wood effect flooring



Bedroom 2

PVC window to rear aspect, single light pendant, radiator, under stairs storage space



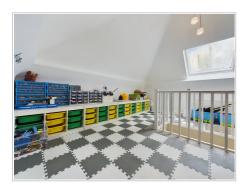
Bedroom 1

PVC window to front aspect, single light pendant, radiator, carpet



Bathroom

PVC window with obscure glass to front aspect, single light pendant, WC with inset flush, wash hand basin, bath unit with electric overhead shower, ladder style radiator, tiled walls, wood effect flooring



Loft Room

Velux window, single light pendant, radiator, storage in eves, wood effect flooring



Rear Garden

Wooden fence to boundary, lawn area, raised decking area, wooden gate providing side access, wooden shed, patio sitting area

Rear Garden 2

Decked Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

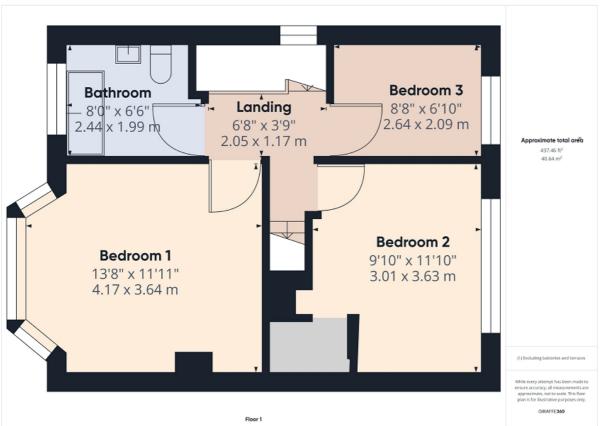
Tenure

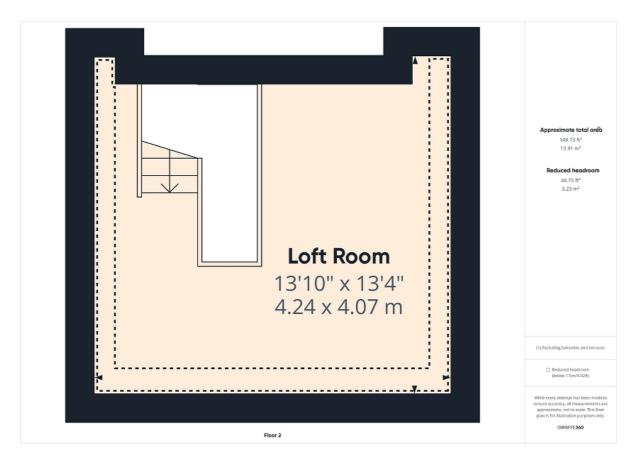
We are informed that the tenure is Freehold

Council Tax

Band Not Specified







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.