Edwards & Co
property sales & lettings

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

Blaen-Y-Coed,
,
Rhiwbina.
CF14 6LL.

Guide price £375,000

- Three bedroom Semi Detached Home in Rhiwbina
- Stylish Open plan Kitchen / Diner area
- Garage and Driveway to front
- Additional downstairs WC
- NO ONWARD CHAIN
- Excellent size Principle Reception room
- Great school catchment area
- Located close to local villages and parkland
- MUST BE VIEWED

Ref: PRA53394

Viewing Instructions: Strictly By Appointment Only

General Description

This modern three bedroom Semi Detached house in Rhiwbina offers generous ground floor living with a well presented Kitchen / Dining area with integrated appliances, downstairs WC, three bedrooms with a upstairs family bathroom . This property is also complemented with a driveway and garage to the front, a well presented front and rear garden and the local park just a few steps away. This property will be sold chain free. MUST BE VIEWED.

Accommodation

Front & Entrance

Paved driveway, lawned area, patio area, access to rear garden, access to garage

Entrance Hallway

PVC door to front, wood block flooring, single light pendant, radiator

WC

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

Principal Reception Room

PVC window to front aspect, wood block flooring, two radiators, two single light pendants, electric fire

Principal Reception Room Second Angle

Kitchen/Dining Area

PVC window to rear aspect, PVC door to rear, PVC doors opening onto conservatory, a range of base and wall mounted cabinets with contrasting round edge quartz countertops, integrated fridge freezer, integrated dishwasher, double oven, sink with draining board inset to countertops, breakfast bar, tiled flooring, spotlights, under stairs storage, radiator

Kitchen

Dining Area

Conservatory

PVC conservatory, Pvc door to rear, wood effect flooring, light pendant with fan, radiator

First Floor Landing

Carpet, single light pendant, doors to all rooms, loft access, radiator

Bedroom 1

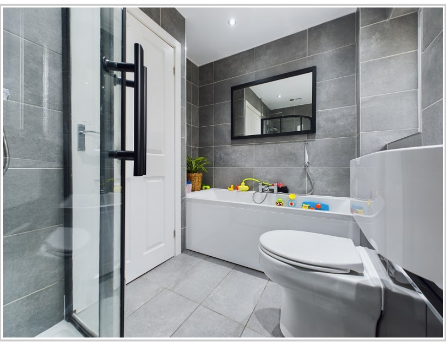
PVC window to front aspect, single light pendant, carpet, radiator

Bedroom 2

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

Bedroom 3

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



Bathroom

Two PVC windows with obscure glass to rear aspect, tiled flooring, tiled walls, bath unit, WC and wash hand basin inset to vanity unit, shower, heated towel rail.

Rear Garden

Wooden fence boundary, paved patio area, lawn area, mature bushes and shrubs

Rear Garden 1

Additional Picture

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

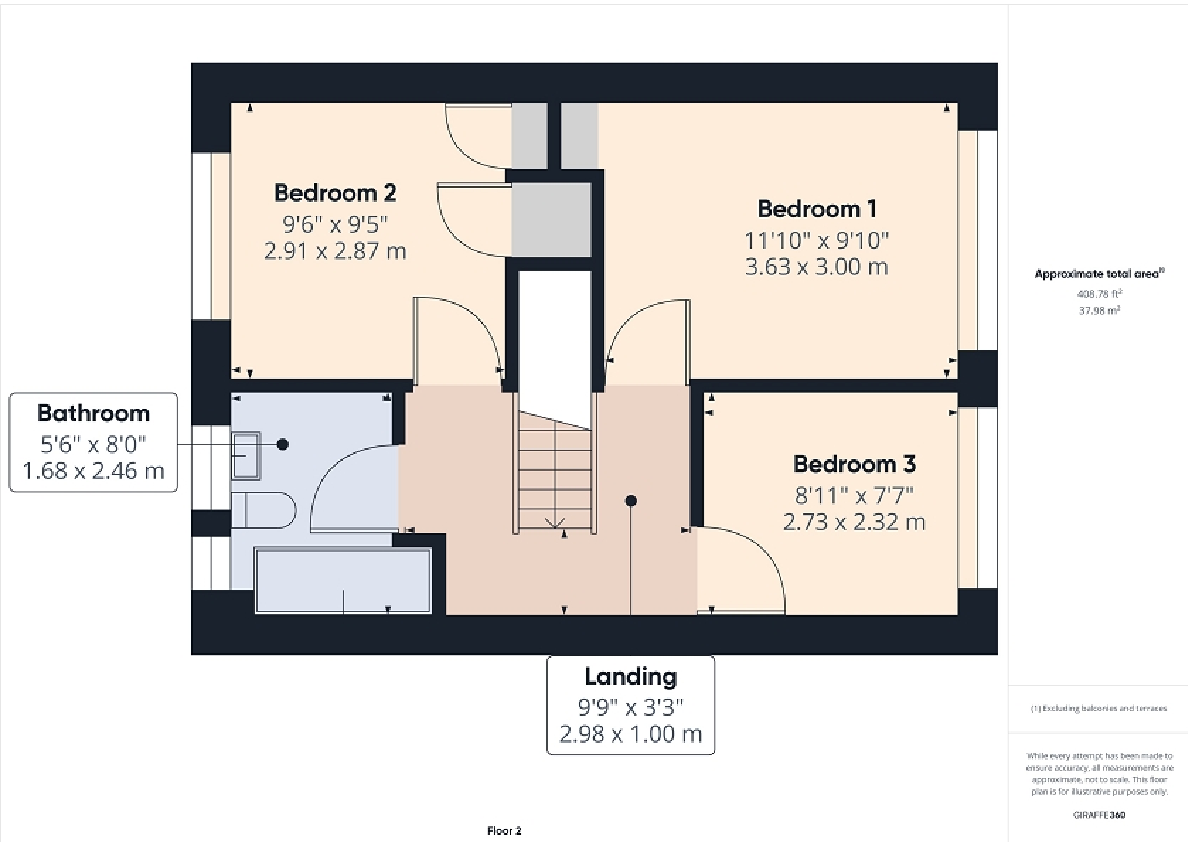
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E


Entrance Hallway
3'10" x 5'0"
1.17 x 1.54 m
WC
3'6" x 5'2"
1.08 x 1.59 m
Sunroom
8'9" x 8'0"
2.67 x 2.45 m
Kitchen / Diner
12'8" x 17'10"
3.87 x 5.46 m
Living Room
12'1" x 18'2"
3.71 x 5.55 m
Garage
16'6" x 8'9"
5.04 x 2.67 m
Approximate total area(1)
732.96 ft²
68.09 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360
Ground Floor


Bedroom 2
9'6" x 9'5"
2.91 x 2.87 m
Bedroom 1
11'10" x 9'10"
3.63 x 3.00 m
Bathroom
5'6" x 8'0"
1.68 x 2.46 m
Bedroom 3
8'11" x 7'7"
2.73 x 2.32 m
Landing
9'9" x 3'3"
2.98 x 1.00 m
Approximate total area(1)
408.78 ft²
37.98 m²
(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360
Floor 2