



Edwards & Co
property sales & lettings

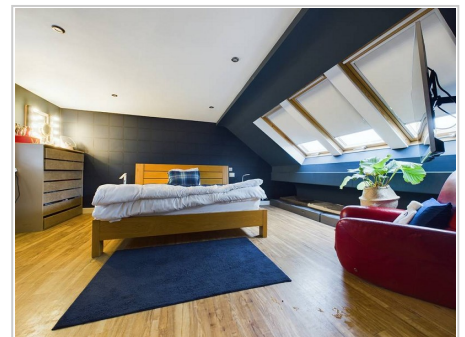
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Heol Y Deri,
,
Rhiwbina.
CF14 6HH.

Guide Price: £625,000



- Enviably located 4 bedroom Semi detached family home in Rhiwbina.
- Two large double bedrooms and two generous single bedrooms.
- Modern open plan kitchen/ dining area.
- Separate utility area.
- Well presented rear garden with undercover seating area and hot tub to remain.
- Garage and additional store room/home office and shower room.
- Principal reception room and second reception room.
- Immaculately presented and beautifully maintained.
- Heol Y Deri - heart of Rhiwbina.



Ref: PRA53398

Viewing Instructions: Strictly By Appointment Only

General Description

SUPERB, STYLISH AND MAGNIFICENTLY EXTENDED 4 BEDROOM FAMILY-SIZED HOME Edwards and Co are delighted to offer for sale this immaculately presented, very spacious and enviably located,semi detached home in the very heart of Rhiwbina Village. Offering open plan kitchen dining area, two reception rooms, four bedrooms - main bedroom with en suite and dressing area, family bathroom, downstairs WC. This home benefits from garage with additional home office/ storage room at the back with shower room. Offering off road driveway parking this home has it all! Walking distance to the village providing great local amenities, local transport links and great school catchment area this property **MUST BE VIEWED!**

Accommodation



Front & Entrance

Wooden fence boundary, paved driveway, electric low level roller gate.



Entrance Hallway

Composite front door, spotlights, LVT flooring, radiator, doors to all rooms, built in storage cupboards under stairs.



Additional Picture



Principal Reception Room

PVC window to front aspect, single light pendant, radiator, log burner, LVT flooring, alcoves to chimney breast.



Principal Reception Room Second Angle



Additional Picture 2

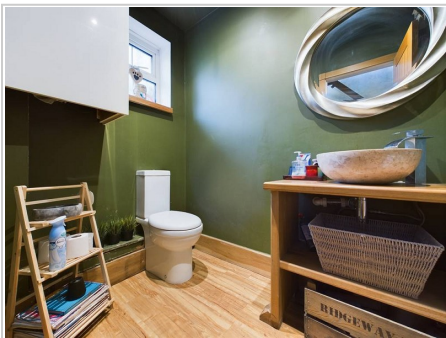


Second Reception Room

PVC bay window to front aspect, single light pendant, LVT flooring, log burner, radiator.



Additional Picture 3



WC

PVC window with obscure glass to side aspect, single light pendant, wood effect flooring, WC with inset flush, wash hand basin, cupboard housing boiler.



Open plan kitchen / diner



Kitchen

A range of base and wall mounted cabinets with contrasting square edge countertops, induction hob, steam oven, electric oven, microwave/oven, hot tray, integrated coffee maker, integrated dishwasher, Zipp hot and cold water tap, inset sink with draining board, tiled flooring, spotlights.

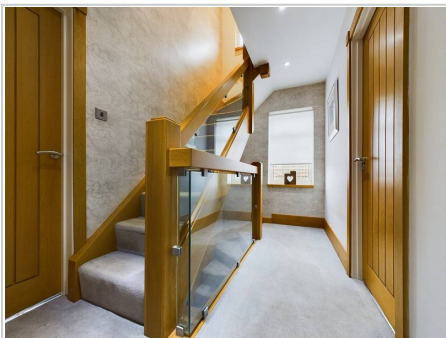


Kitchen Second Angle

Bi fold doors to rear aspect, four velux windows, lantern style glass roof, tiled flooring, log burner, door leading to utility area.



Dining Area/Sitting Area



First Floor Landing

PVC window to side aspect, spotlights, carpet, doors to all rooms.

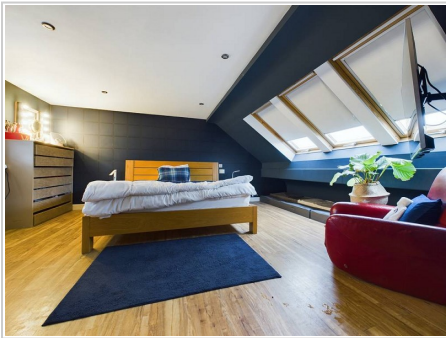


Bathroom

PVC window to rear aspect, PVC window to side aspect, spotlights, bath unit, WC & wash hand basin inset to vanity unit, walk in shower, extractor fan, tiled walls, tiled flooring.



Additional Picture 4



Bedroom 1

PVC window to rear aspect, three velux windows, spotlights, wood effect flooring, door leading to en suite, built in dressing area.

Bedroom 1 Second Angle

En Suite to Bedroom 1

PVC window to rear aspect, spotlights, tiled walls, tiled flooring, walk in shower, WC & wash hand basin inset to vanity unit, extractor fan, ladder style radiator.

Additional Picture 5

Bedroom 2

PVC window to front aspect, single light pendant, radiator, built in storage cupboard.

Bedroom 3

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

Bedroom 4

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



Rear Garden

Mature bushes, lawn area, patio area, undercover seating area for hot tub & storage.

Rear Garden 1

PVC double doors providing access to storage room/home office and bathroom.

Rear Garden 2

Garage

Electric garage door.

Outbuilding

PVC double door opening on to rear garden, spotlights, LVT flooring, door leading to garage and another leading to additional shower room.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



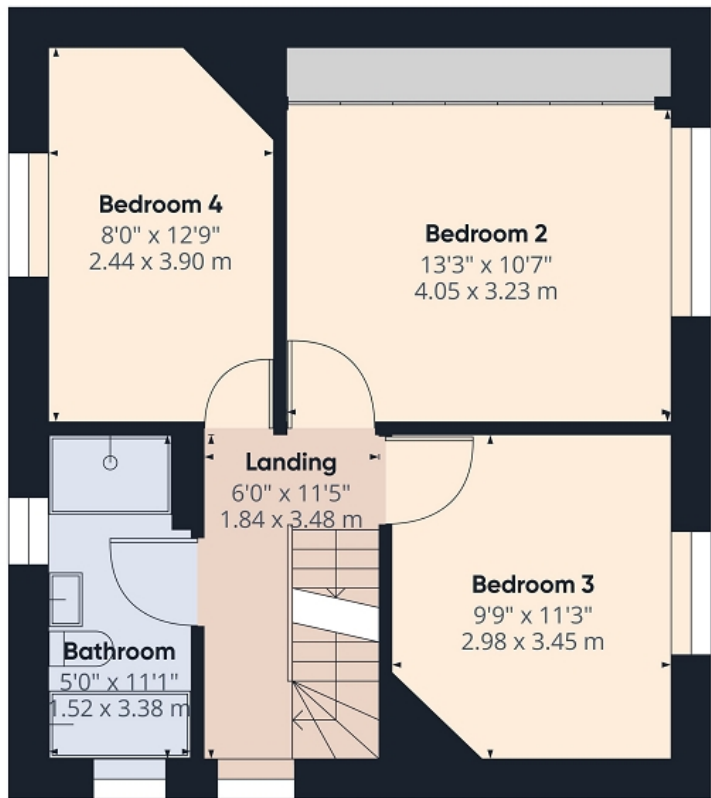
Ground Floor

Approximate total area⁽¹⁾
917.61 ft²
85.25 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.

GRAFITE360



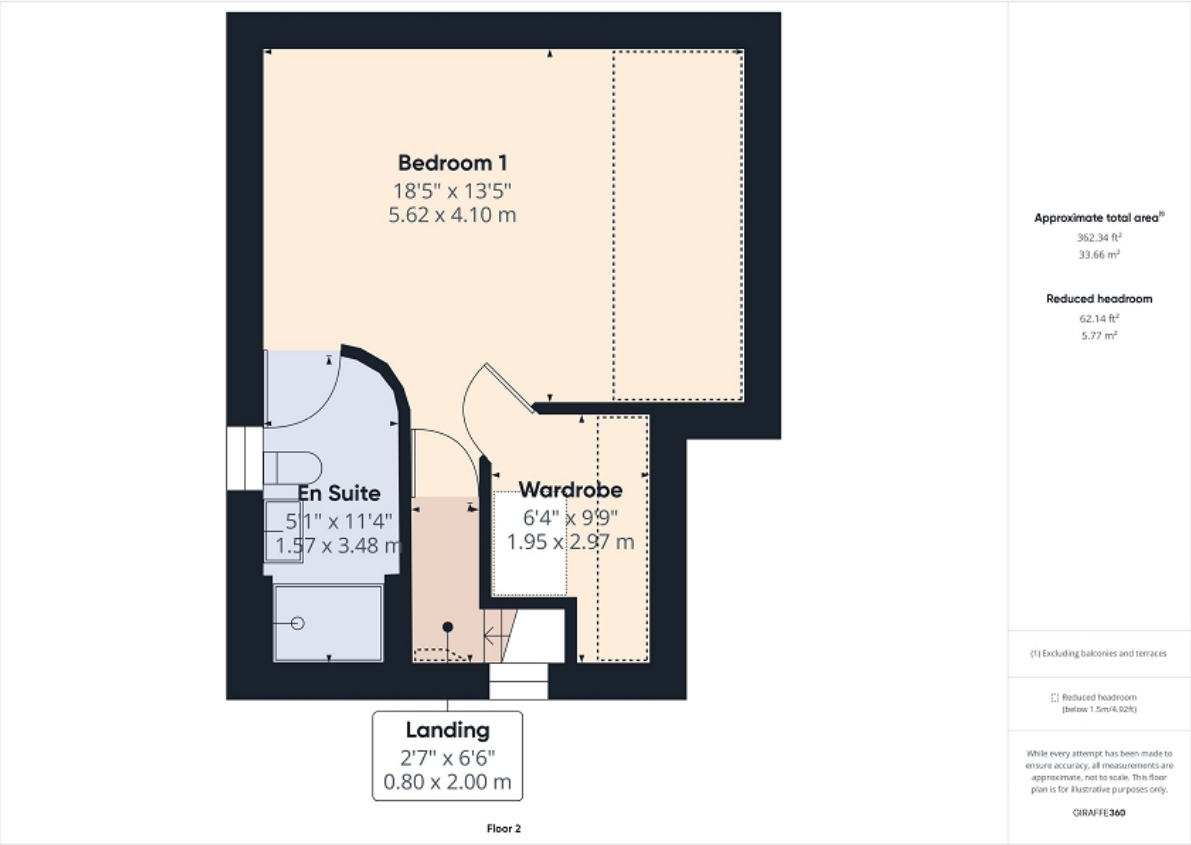
Floor 1

Approximate total area⁽¹⁾
508.74 ft²
47.26 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.

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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.