



**Edwards & Co**  
property sales & lettings

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Lon-y-deri,  
,  
Rhiwbina.  
CF14 6JP.

Guide Price: £365,000



- Semi detached two bed bungalow in Riwbina
- Two double bedrooms
- Highly sought after location, stone throw away from Rhiwbina village
- Desirable Chain free property
- Spacious South west facing garden with patio space.
- Large bathroom
- Newly modernised Kitchen with dining area
- Off road driveway parking



**Ref: PRA53400**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Semi Detached two bedroom chain free bungalow in PRIME RHIWBINA LOCATION \* Set in a private street of Rhiwbina village is our quaint two bed bungalow. This property includes a spacious reception room, with a newly renovated kitchen dining area and large bathroom. This bungalow offers perfect ground floor and low maintenance living along with a well presented front and rear gardens and additional driveway.

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## Accommodation

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### Front & Entrance

Paved driveway, lawn area, mature shrubs and bushes, wooden fence to boundary

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### Entrance Hallway

PVC door with obscure decorative glass, Two PVC windows to front aspect, Carpet , single light pendant, radiator.

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### Kitchen/Dining Area

Wood affect flooring, PVC window to side aspect, PVC door with obscure decorative glass to side, radiator, single light pendant, a range of base and wall mounted cabinets with contrasting square edge countertops, electric hob with inset oven below, space for white goods, inset stainless steal sink with draining board

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### Kitchen

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## Principal Reception Room

PVC window to front aspect, carpet, single light pendant, three wall lights, Electric fireplace



## Principal Reception Room Second Angle



## Inner Hall

Carpet

## Bedroom 1

PVC window to rear aspect, single light pendant, carpet, built in wardrobe with space for double bed, curtain rail, radiator, built in cupboard



## Bedroom 2

PVC window to rear aspect, single light pendant, carpet



## Bedroom 2 Second Angle



## Bathroom

Two PVC windows with obscure decorative glass to side aspect, radiator, wash hand basin with single tap, Shower unit, single light pendant, WC with inset flush, Tile affect flooring, Loft access, storage cupboard housing boiler



## Rear Garden

Wood fence to boundary, mature bushes and shrub, paved patio area, lawn area, wooden shed



## Rear Garden 1

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

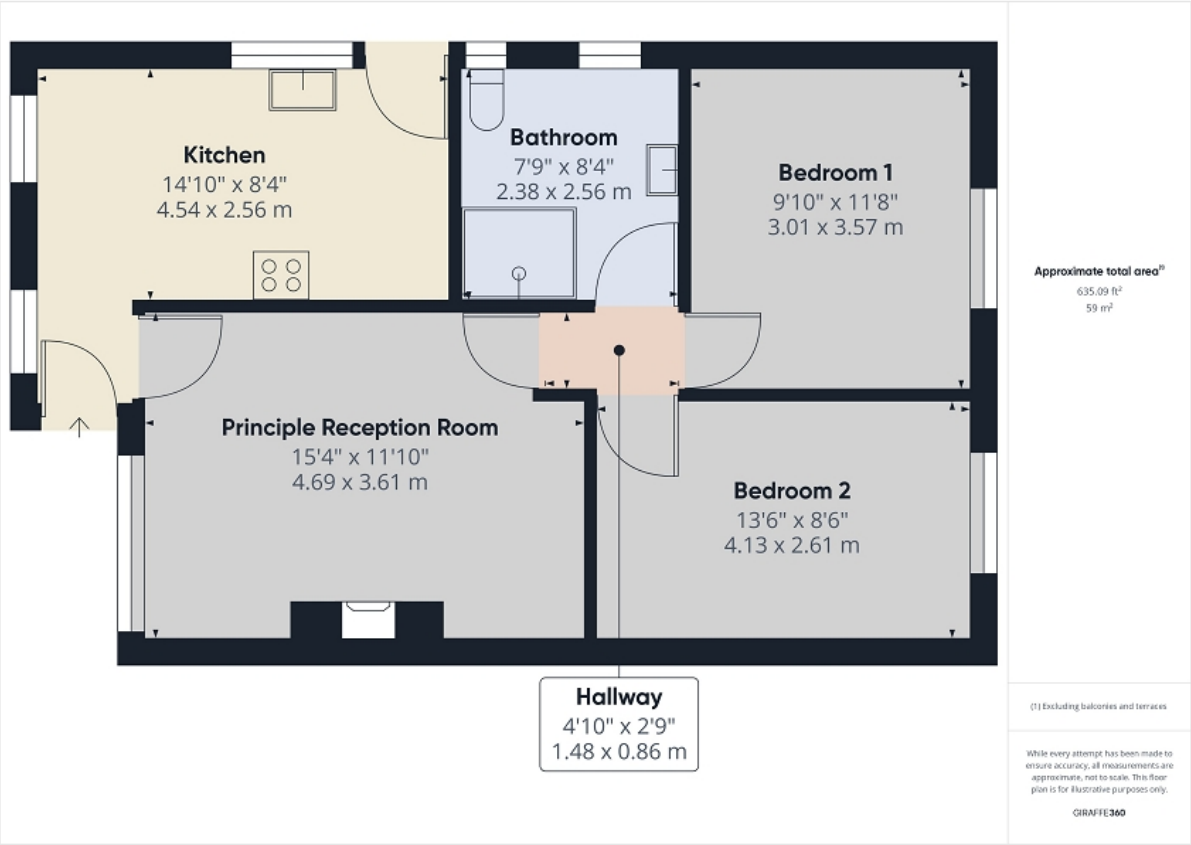
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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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.