



Edwards & Co
property sales & lettings

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

Heol Uchaf,
,
Rhiwbina.
CF14 6SP.

Guide Price: £330,000



- Spacious two bedroom semi detached bungalow in Rhiwbina.
- Two generous size bedrooms plus two additional loft rooms.
- South facing rear garden.
- Modern family bathroom.
- Conservatory overlooking sunny garden.
- Great location close to all local amenities.
- Driveway providing off road parking.
- Garage with light and electricity.
- Well presented throughout.



Ref: PRA53403

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented semi detached bungalow in Rhiwbina Edwards & Co are delighted to offer for sale this spacious home offering generous living accommodation throughout consisting of a large reception room overlooking rear garden, kitchen and conservatory, two double bedrooms with two additional loft rooms, a family bathroom and conservatory. This property also benefits from a well presented rear garden, driveway parking and additional garage. Excellent location with great transport links. MUST BE VIEWED

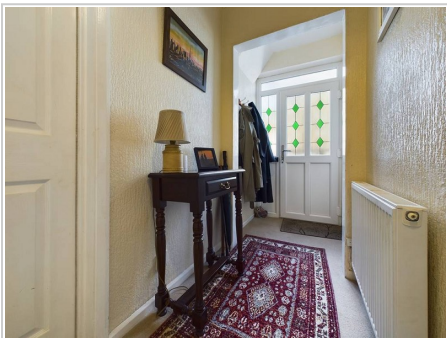
Accommodation



Front & Entrance

Driveway, stone area , dwarf brick wall, ramp with hand rail leading up to front door.

Side Access



Entrance Hallway

PVC door with obscure decorative glass, single light pendant, radiator, carpet, doors to all rooms.



Additional Picture



Principal Reception Room

PVC window to rear aspect, single light pendant, carpet, radiator, alcoves to chimney breast, electric fire.



Additional Picture 2



Kitchen

PVC window to side aspect, single light pendant, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, inset double sink with draining board, electric four ring hob, electric oven, space for white goods.



Kitchen Second Angle



Kitchen Third Angle



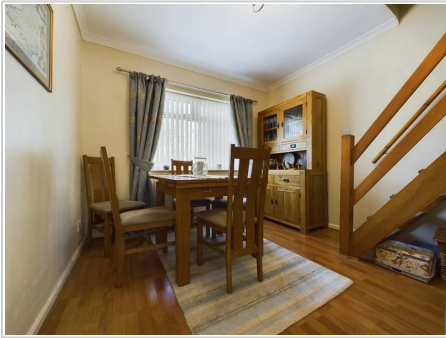
Conservatory

PVC conservatory with door opening on to rear garden.



Bedroom 1

Aluminium window to front aspect, single light pendant, radiator, fitted wardrobes, carpet.



Bedroom 2

Bedroom 2 currently being used as a dining room - Aluminium window to front aspect, single light pendant, fitted wardrobes , radiator, carpet.



Bathroom

PVC window with obscure glass to side aspect, single light pendant, vinyl flooring, WC with inset flush , wash hand basin, shower.



Loft Room

PVC window to rear aspect, two wall lights, radiator, carpet.



Additional Picture 3



Bathroom 2

Wooden framed velux window, vinyl tile effect flooring, shower , WC with inset flush, wash hand basin.



First Floor Landing

Singe light pendant, carpet, storage cupboard in the eaves, doors to both bedrooms.



Loft Bedroom

PVC window to side aspect, single light pendant, carpet, storage in the eaves, loft access.



Rear Garden

Wooden fence to boundary, two decked seating areas, lawn area, mature bushes and shrubs.

Rear Garden 1

Additional Picture 4

Planting area.

Decked Sitting Area

Garage

Up and over garage door, wooden gate providing access to rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

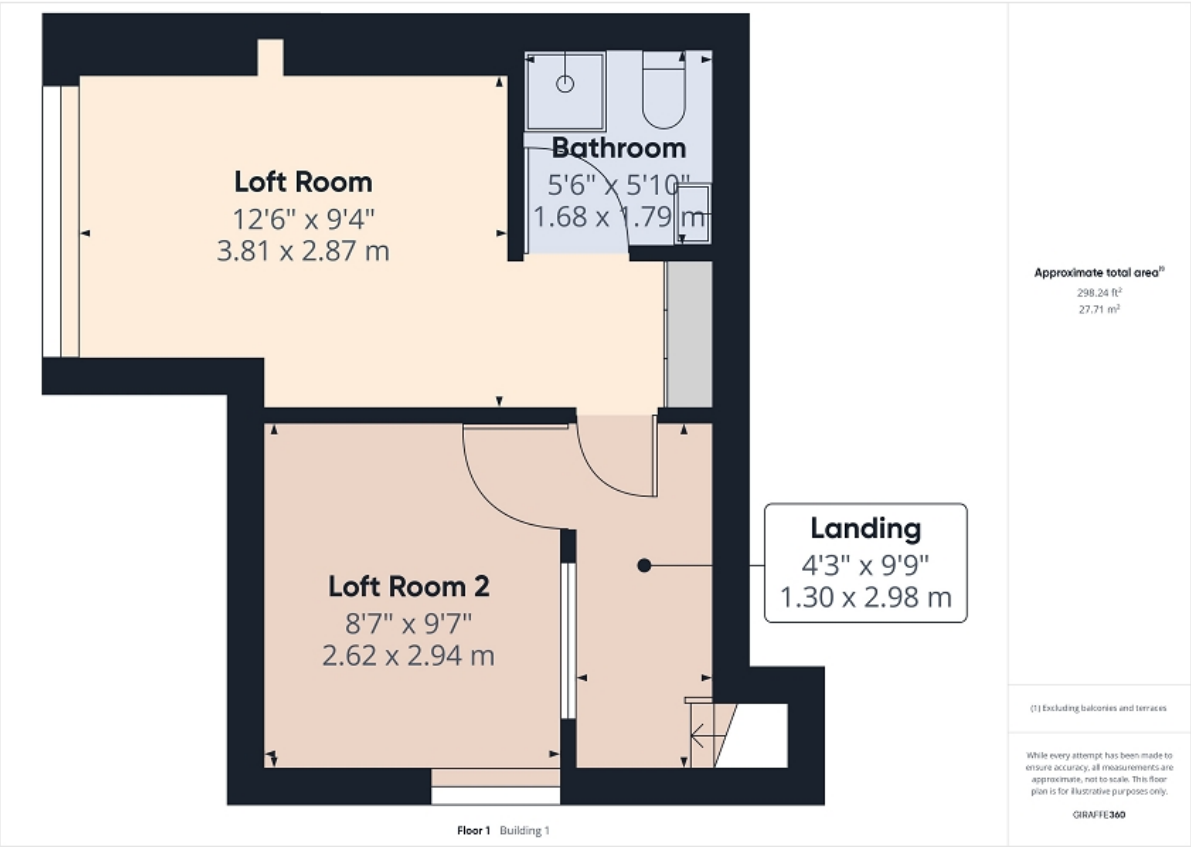
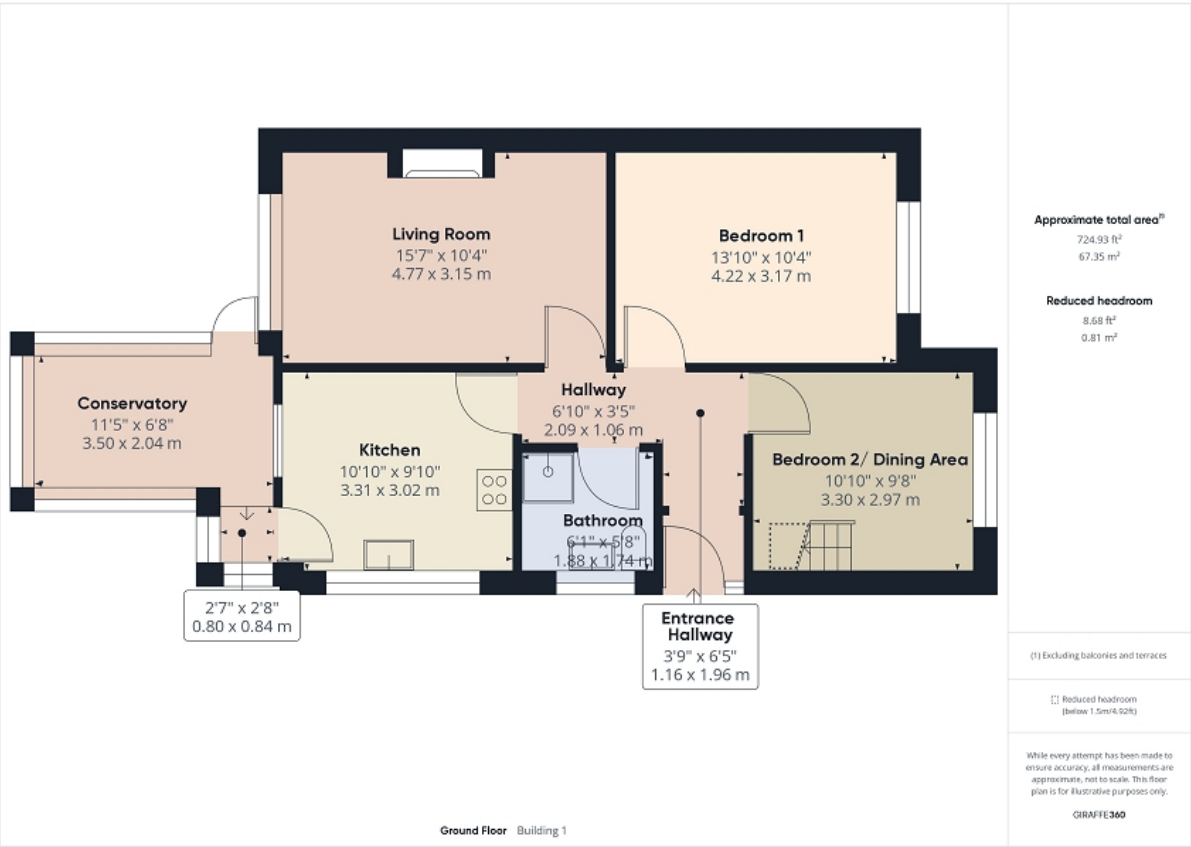
EPC Rating:55

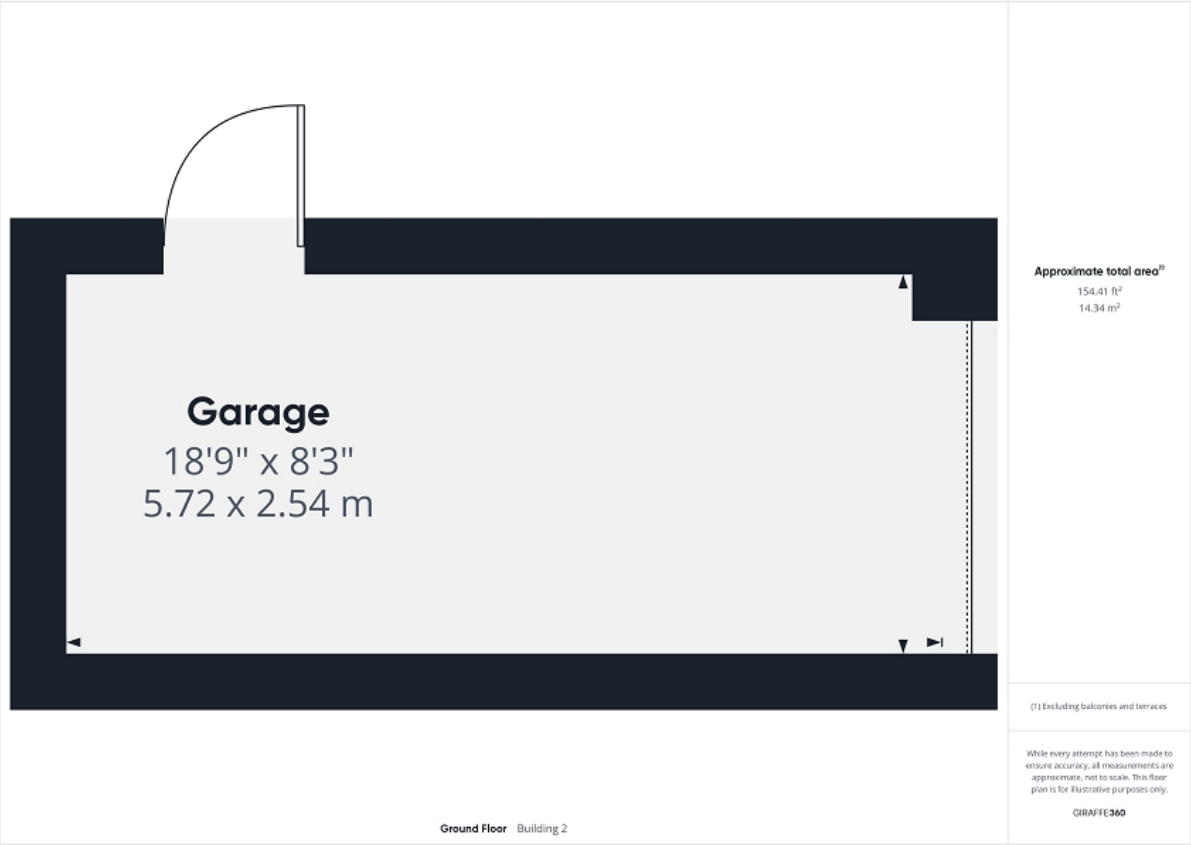
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.