



Edwards & Co
property sales & lettings

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

Heol Erwin,
,
Rhiwbina.
CF14 6QP.

Guide price: £375,000



- Three bedroom semi detached family home.
- Open plan reception/ dining area.
- Three generous size bedrooms.
- Modern family bathroom plus additional downstairs WC.
- Great school catchment area including Llanishen Fach Primary School, Whitchurch HS and Welsh PS/HS.
- Close to all local amenities.
- Off road parking & Garage.
- No onward chain.
- Attic fully boarded with light and electricity.



Ref: PRA53407

Viewing Instructions: Strictly By Appointment Only

General Description

Three bedroom Semi Detached family home in the sought after location of Rhiwbina Edwards & Co are delighted to offer for sale this property offering generous living accommodation consisting of a bright open plan reception/ dining room, two double bedrooms and a generous single bedroom, family bathroom and a downstairs wc, a well presented rear garden with driveway parking and a garage. Close to all local amenities in great catchment area.

Accommodation



Front & Entrance

Dwarf brick wall, driveway, lawn area, mature bushes and shrubs.



Entrance Hallway

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



Additional Picture



Principal Reception Room

PVC window to front aspect, single light pendant, alcoves to chimney breast, gas fire, radiator.



Dining Area

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



Additional Picture 2



Open Plan Living/Dining Area



Kitchen

PVC window to side aspect, single light pendant, tile effect flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, space for white goods, inset sink with draining board, part tiled walls, pantry.



Kitchen Second Angle



WC

PVC window with obscure glass to front aspect, single light pendant, tile effect flooring, boiler, wash hand basin, WC.



First Floor Landing

Aluminium window to side aspect, single light pendant, loft access, carpet, doors to all rooms.



Bedroom 1

PVC window to front aspect, two single light pendants, radiator, carpet, storage cupboard.



Bedroom 2

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



Bathroom

PVC window with obscure glass to rear aspect, spotlights, tile effect flooring, extractor fan walk in shower, WC and wash hand basin inset to vanity unit, ladder style radiator.



Bedroom 3

PVC window to front aspect, single light pendant, radiator, carpet, fitted wardrobe.



Rear Garden

Wooden fence boundary, lawn area, paved patio area, gate providing side access, coal shed.

Rear Garden 1



Side Access



Garage

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

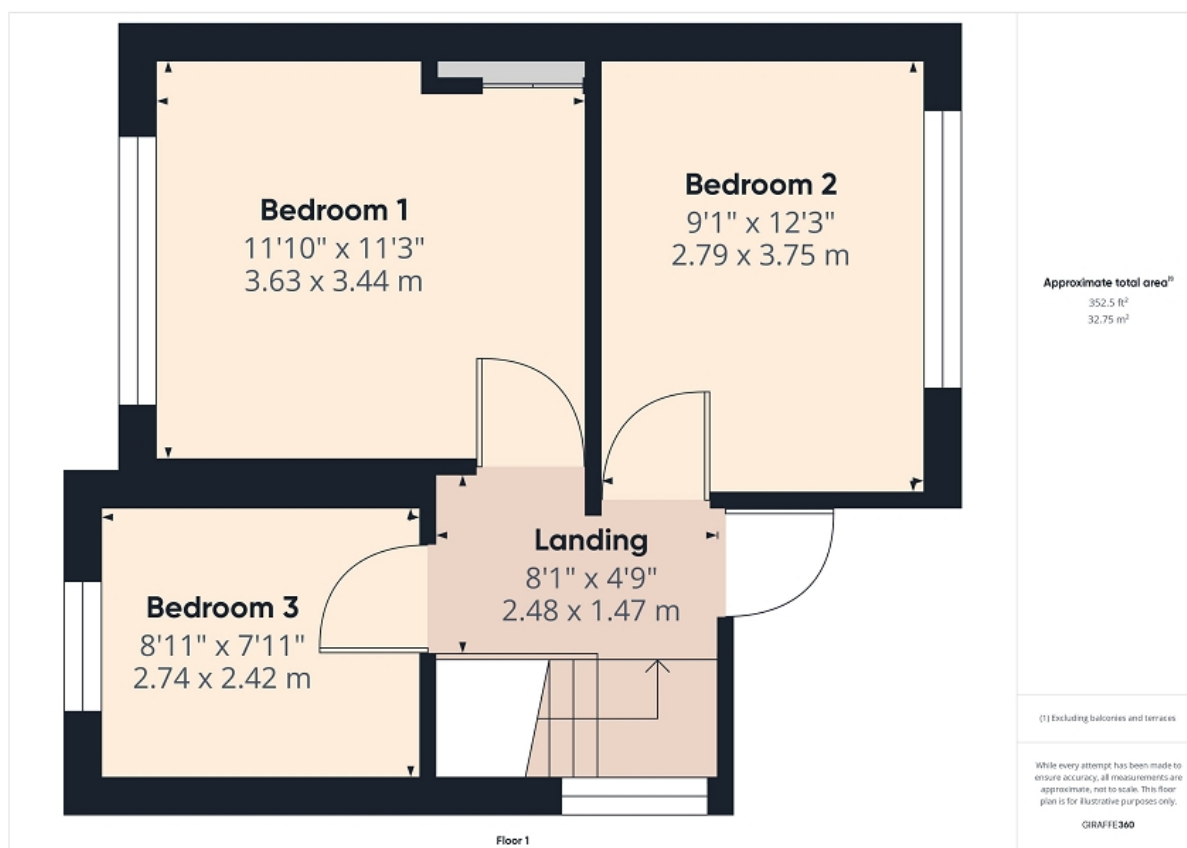
EPC Rating:63

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.

