



Ty Wern Avenue,

Rhiwbina. CF14 6AW.

Offers in excess of: £425,000













Ref: PRA53478

Viewing Instructions: Strictly By Appointment Only





General Description

Beautiful Four bedroom mid terrace family home Edwards and co are delighted to present this highly desirable home, positioned perfectly within walking distance to Rhiwbina village, with traditional features throughout. This property offers spacious and stylish living accommodation with an open-plan kitchen, dining and open-plan reception room, two double bedrooms, and a generous single and modernised bathroom. This property also includes an additional loft room with an en suite.

Accommodation

Front & Entrance

Lawn area, mature trees and plants, paved path to front entrance.



Entrance Hallway

Decorative tiled flooring, light pendant, radiator, doors to all rooms.



Reception Room

Parquet flooring, PVC window to front bay, two light pendants, radiator.



Reception Room Second Angle



Reception Area



Kitchen

Tiled flooring, PVC window to rear aspect, spotlights, range of base and wall mounted cabinets with contrasting square edge countertop, breakfast bar with square edge countertop, range style ovens with 6 gas burners, extractor fan, integrated fridge freezer, space for white goods, sink with draining board, radiator.



Kitchen Second Angle



Dining Area

Tiled flooring, built in pantry, PVC window to rear aspect, PVC sliding doors to rear garden.



Dining Area/Living Area



First Floor Landing

Carpet flooring, light pendant.

Bathroom

Vinyl flooring, tiled walls, PVC window in obscure glass to rear aspect, WC with inset flush, shower unit, spotlights, wash hand basin.



Bedroom 1

Vinyl flooring, PVC window to front aspect, spotlight, radiator.



Bedroom 2

Vinyl flooring, PVC window to rear aspect, built in wardrobes with sliding doors, radiator, light pendant.



Bedroom 3

Vinyl flooring, PVC window front aspect, light pendant.



Second Floor Landing

Carpet flooring, velux window, spotlights.



Loft Bedroom

Carpet flooring, PVC window to rear aspect, spotlights, velux window, built in wardrobes.



En Suite

Tiled flooring, PVC window in obscure glass to rear aspect, tiled walls, spotlights, wash hand basin unit, WC, shower unit.



Rear Garden

Lawn area, patio sitting area, garage.

Services

EPC Rating:68

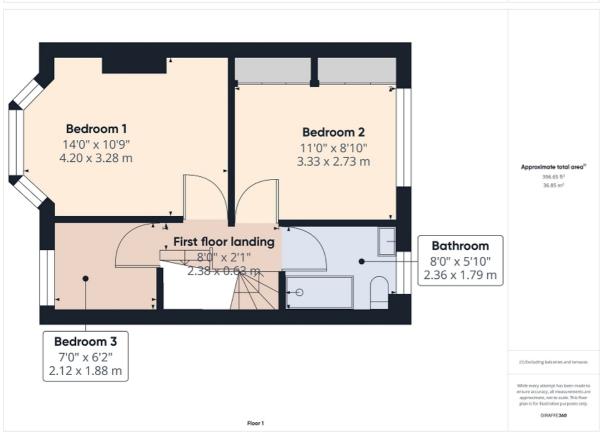
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F







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.