



Edwards & Co
property sales & lettings

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Ty Wern Avenue,
,
Rhiwbina.
CF14 6AW.

Guide Price £400,000



- Mid terrace three bed family home in Rhiwbina with additional loft room
- Modern open plan kitchen/dining area/living area
- Separate stylish lounge to front with oak floor
- Two double bedrooms with a good size single and additional loft room with ample storage
- Downstairs shower room with first floor family bathroom
- Gated access to rear of property
- Enclosed rear garden with newly landscaped front garden
- Highly sought after location
- MUST BE VIEWED

Ref: PRB50114

Viewing Instructions: Strictly By Appointment Only



General Description

Very well presented three bed semi detached family home in Rhiwbina Edwards & Co are delighted to offer for sale this extended and spacious property with 3 bedrooms and a additional loft room, ground floor shower room and family bathroom, modern open plan kitchen/dining/ family area overlooking private rear garden. MUST BE VIEWED

Accommodation



Front & Entrance

Dwarf wall and fence to boundary, walkway to front entrance laid with pebbles, mature shrubs and bushes,

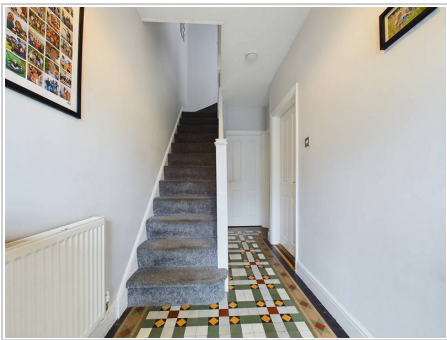


Front Garden

Newly landscaped front garden.

Porch

PVC door with decorative obscure glass panel, carpet, aluminium sliding door to entrance.



Entrance Hallway

Aluminium sliding doors to entrance, originals tile floor, storage cupboard, single light pendant.



Principal Reception Room

Oak floor, PVC bay window to front aspect, decorative feature chimney breast, radiator, single light pendant.



Additional Picture



Open Plan Kitchen/Breakfast Area/Dining Area/Lounge

Description as follows;



Kitchen

Oak floor, range of wall base and drawer units in high gloss white with brushed chrome handles and contrasting square edge countertops, kitchen island breakfast bar to match, integrated dishwasher, integrated, space for white goods, space for oven, extractor fan over oven, one and half sink inset with draining board inset to countertop, modern style radiator, under cupboard lighting, single light fitting.

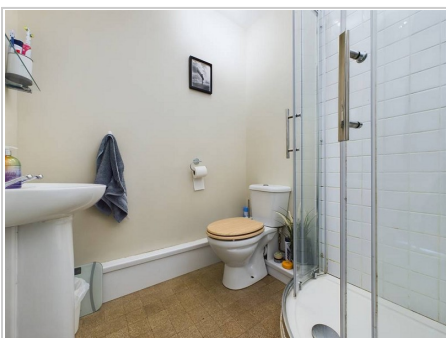


Lounge

Oak floor, PVC sliding patio doors to rear aspect, PVC window to rear aspect, two vulex windows with fitted blinds, radiator, door to utility, spot lights.

Utility Room

Space for white goods, shelves, extractor fan, single light fitting.



Shower Room

Original tile floor, three peace bathroom suite, freestanding shower, WC, wash hand basin with tile splash back, extractor fan, single light fitting.



First Floor Landing

Carpet, doors to all first floor rooms, access to loft room, single light fitting.



Bedroom 1

PVC bay window to front aspect, carpet, radiator, single light fitting.



Bedroom 2

PVC window to rear aspect, carpet, radiator, single light fitting.



Bedroom 3

PVC window to front aspect, carpet, radiator, single light fitting.



Bathroom

PVC obscure glass window to rear aspect, wood effect floor, three piece bathroom suite, bath with overhead shower, WC, wash hand basin, wall mounted boiler, airing cupboard housing water tank, radiator, single light fitting.



Loft Room

PVC vulex window with fitted blinds, carpet, radiator, eaves storage, spot lights.



Rear Garden

Laid patio area to lawn, mature shrubs and bushes, both fence and wall to boundary, decked terrace, gate for rear access.

Rear Garden 2



Paved Patio Area



Decked Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

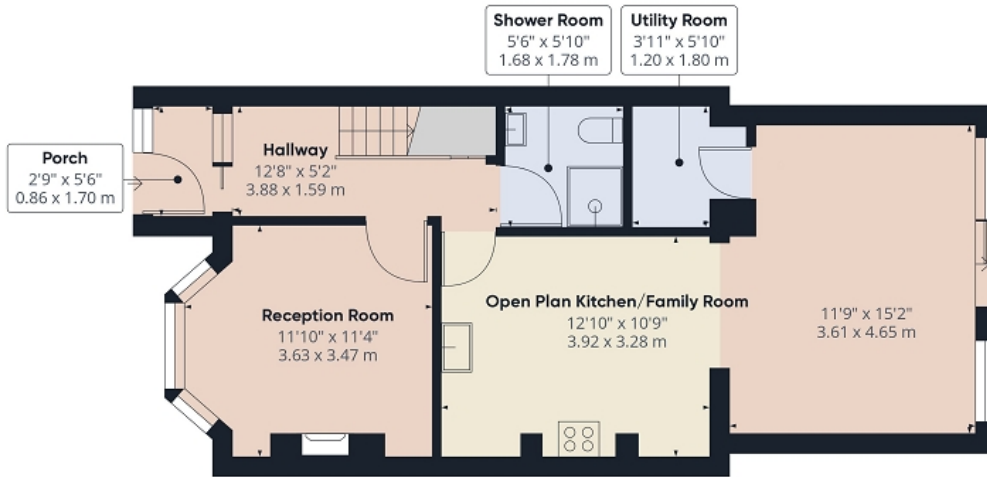
EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



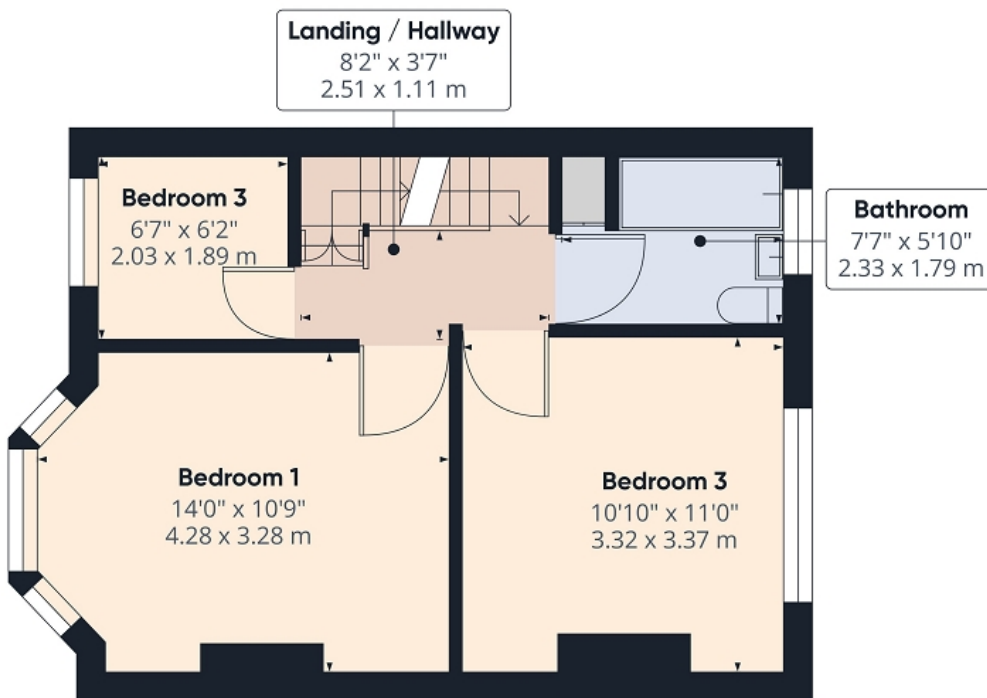
Ground Floor

Approximate total area¹⁾
600.11 ft²
55.75 m²

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.

GRAFTE360



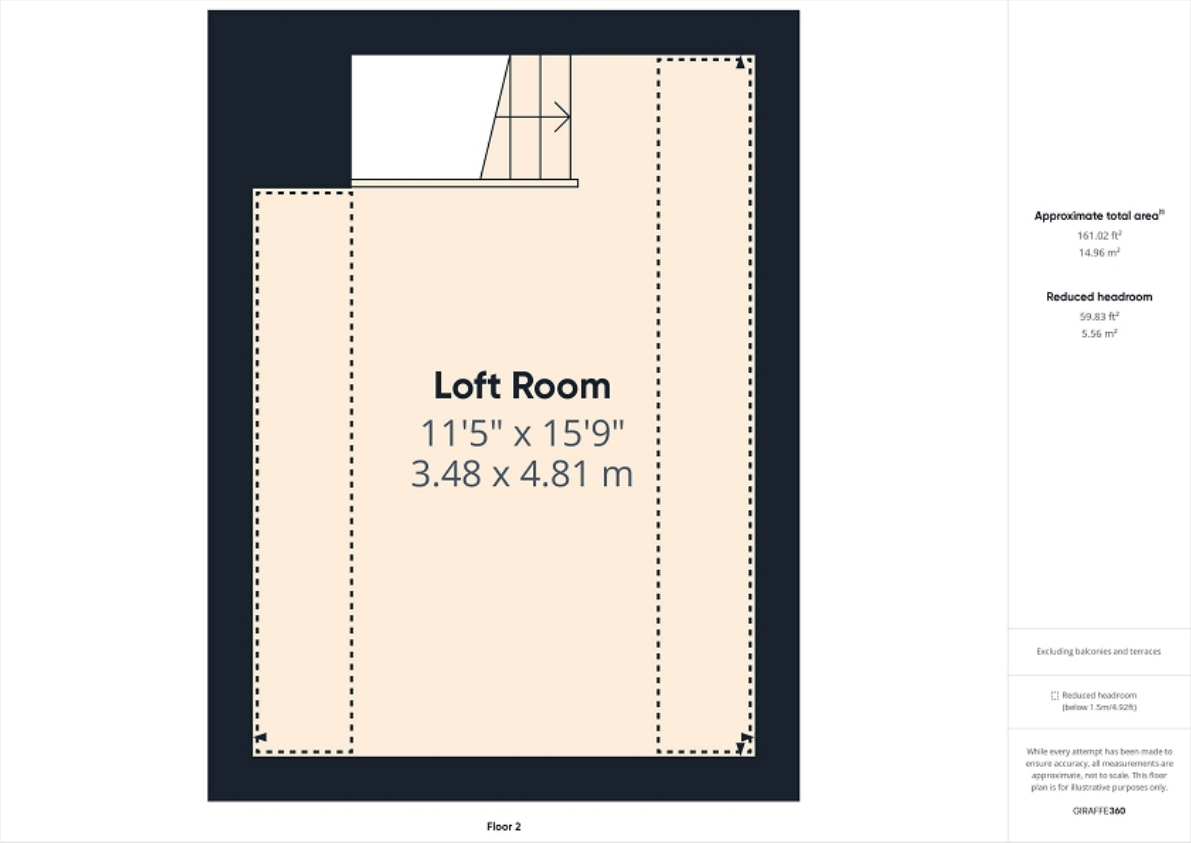
Floor 1

Approximate total area¹⁾
396.6 ft²
36.85 m²

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.