



Edwards & Co
property sales & lettings

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Heol Lewis,
,
Rhiwbina.
CF14 6QE.

Guide Price: £410,000



- Three bedroom Semi Detached home in Rhiwbina
- Open plan reception room
- Kitchen opening up to rear garden
- Great school catchment area
- Large rear garden
- Potential to extend subject to planning permission
- Garage and parking
- NO CHAIN
- MUST BE VIEWED



Ref: PRB50120

Viewing Instructions: Strictly By Appointment Only

General Description

Semi detached three bed home in Rhiwbina Edwards & Co are delighted to offer for sale this property offering generous living accommodation including two reception rooms, kitchen opening up to rear garden, three bedrooms family bathroom and an additional downstairs WC with extensive front and rear gardens off road parking and garage. This property has huge potential to be extended subject to planning. This property is in a highly sought after location within a great school catchment area. This property will be sold with NO ONWARD CHAIN. MUST BE VIEWED!

Accommodation



Front & Entrance

Paved patio area, dwarf brick wall, mature bushes and shrubs, stone area.



Entrance Hallway

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



WC

PVC window to side aspect with obscure glass, tiled flooring, part tiled wall, wash hand basin, WC with inset flush.



Reception Room 1

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



Reception Room 2

PVC double sliding door to rear aspect, single light pendant, carpet, radiator, electric fireplace.



Kitchen

PVC window to side aspect, PVC window to rear aspect, PVC door with obscure glass opening on to rear garden, tiled walls, a range of base and wall mounted cabinets with contrasting square edge countertops, electric hob, electric oven and grill, space for white goods, tiled flooring.



First Floor Landing

PVC window to side aspect, single light pendant, loft access, carpet, storage cupboard.



Bedroom 1

PVC window to rear aspect, single light pendant, carpet, radiator, built in wardrobes.



Bedroom 2

PVC window to front aspect, single light pendant, carpet, radiator, built in wardrobes.



Bathroom

PVC window with obscure glass to rear aspect, single light pendant, part tiled walls, vinyl flooring, radiator, extractor fan, shower, wash hand basin inset to vanity unit, WC.



Bedroom 3

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



Rear Garden

Wooden fence boundary, paved patio area, lawn area, mature bushes and shrubs.



Rear Garden 1



Rear Garden 2



Garage & Driveway

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

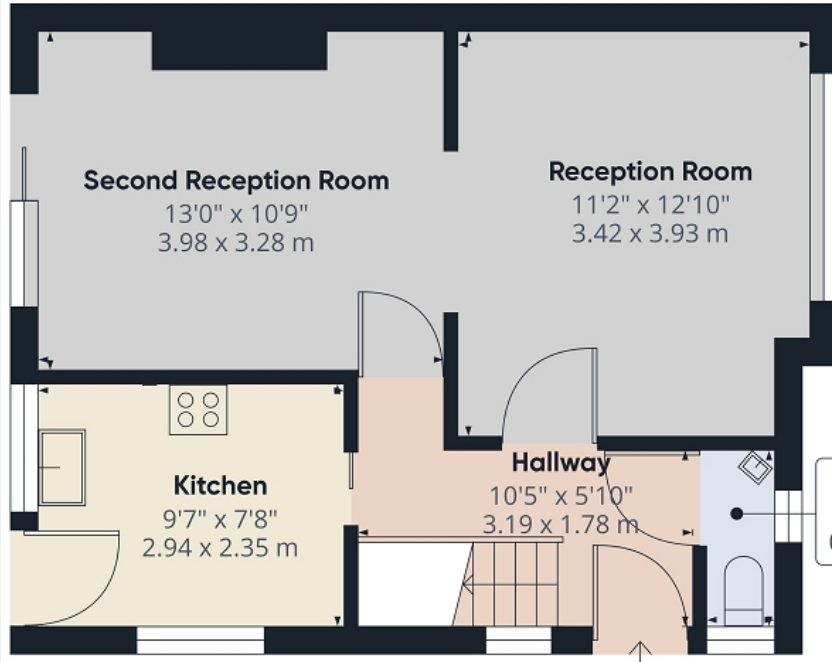
EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



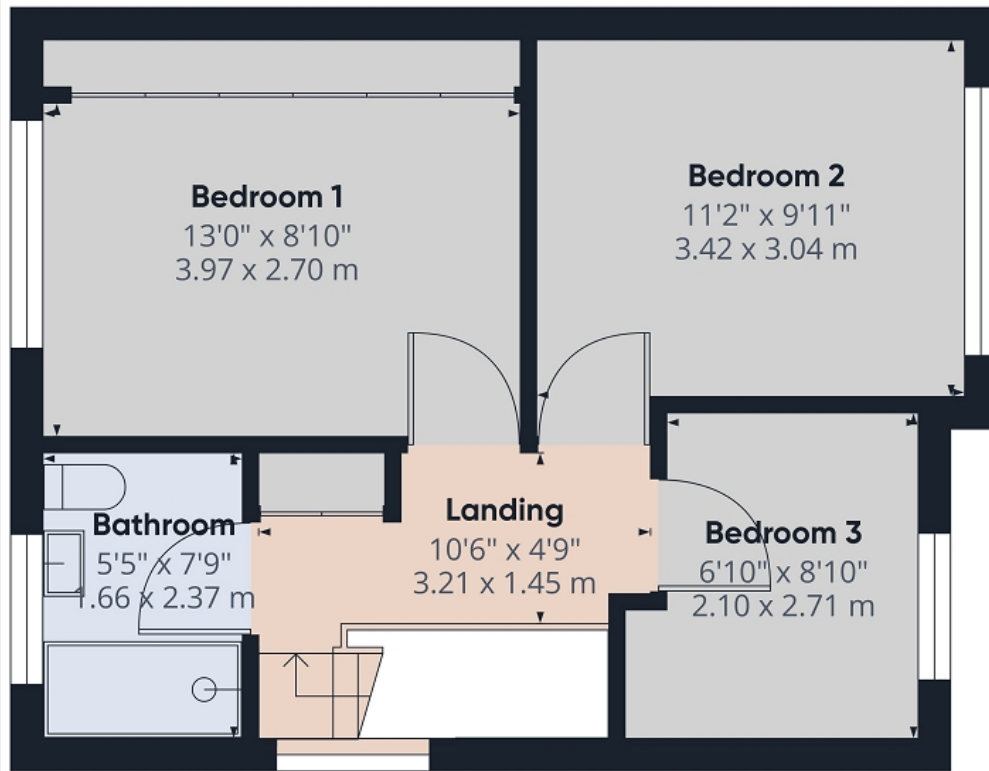
Ground Floor

Approximate total area¹⁾
446.22 ft²
41.46 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.

GRAFI360



Floor 1

Approximate total area¹⁾
413.92 ft²
38.45 m²

Excluding balconies and terraces

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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.