



Edwards & Co
property sales & lettings

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Coed Y Wenallt,
,
Rhiwbina.
CF14 6TN.

Guide Price £500,000



- Five bedroom detached family home in Rhiwbina.
- Modern open plan kitchen/dining area.
- Main bedroom with en suite bathroom.



Ref: PRB50121

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented five bed detached family home in the sought after location of Rhiwbina Edwards & Co are delighted to offer for sale this exclusive property offering generous living accommodation of a well presented open plan kitchen and dining room opening up west facing rear garden,two reception room to the front,and additional utility room and downstairs WC, five bedrooms, master bedroom with en suite bathroom, a well presented rear garden with driveway parking. This home is close to all local amenities in great catchments areas. MUST BE VIEWED

Accommodation



Front & Entrance

Driveway, stone area, palm tree, wooden fence boundary.



Entrance Hallway

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



Principal Reception Room

PVC bay window to front aspect, single light pendant, wall lights, carpet, two radiators, gas fire, double doors opening on to kitchen/ dining area.



Second Reception Room

PVC window to front aspect, single light pendant, two radiators, carpet.



WC

PVC window with obscure glass to front aspect, single light pendant, radiator, carpet, WC, wash hand basin, part tiled walls.



Kitchen



Kitchen/Dining Area

PVC window to rear aspect, PVC double door to rear garden, spotlights, single light pendant, wood effect flooring, two radiators, a range of base and wall mounted cabinets with contrasting square edge countertops, electric four ring hob, electric oven and grill, integrated dishwasher, space for white goods.



Dining Area



Utility Room

PVC window to side aspect, PVC door to rear garden, a range of base and wall mounted cabinets with contrasting square edge countertops, cupboard housing boiler, integrated freezer, space for white goods, wood effect flooring, single light pendant.



First Floor Landing

Two single light pendants, loft access, doors to all rooms, storage cupboard.



Bedroom 1

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



En Suite Bathroom to Bedroom 1

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



Bedroom 2

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



Bedroom 3

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



Bedroom 4

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



Bathroom

PVC window with obscure glass to rear aspect, single light pendant, extractor fan, tiled flooring, tiled walls, bath unit with overhead shower, WC with inset flush inset to vanity unit with wash hand basin, ladder style radiator.



Bedroom 5

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



Rear Garden

Patio area, lawn area, mature bushes and shrubs, Steps leading up to raised patio area.

Rear Garden 1

Patio Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

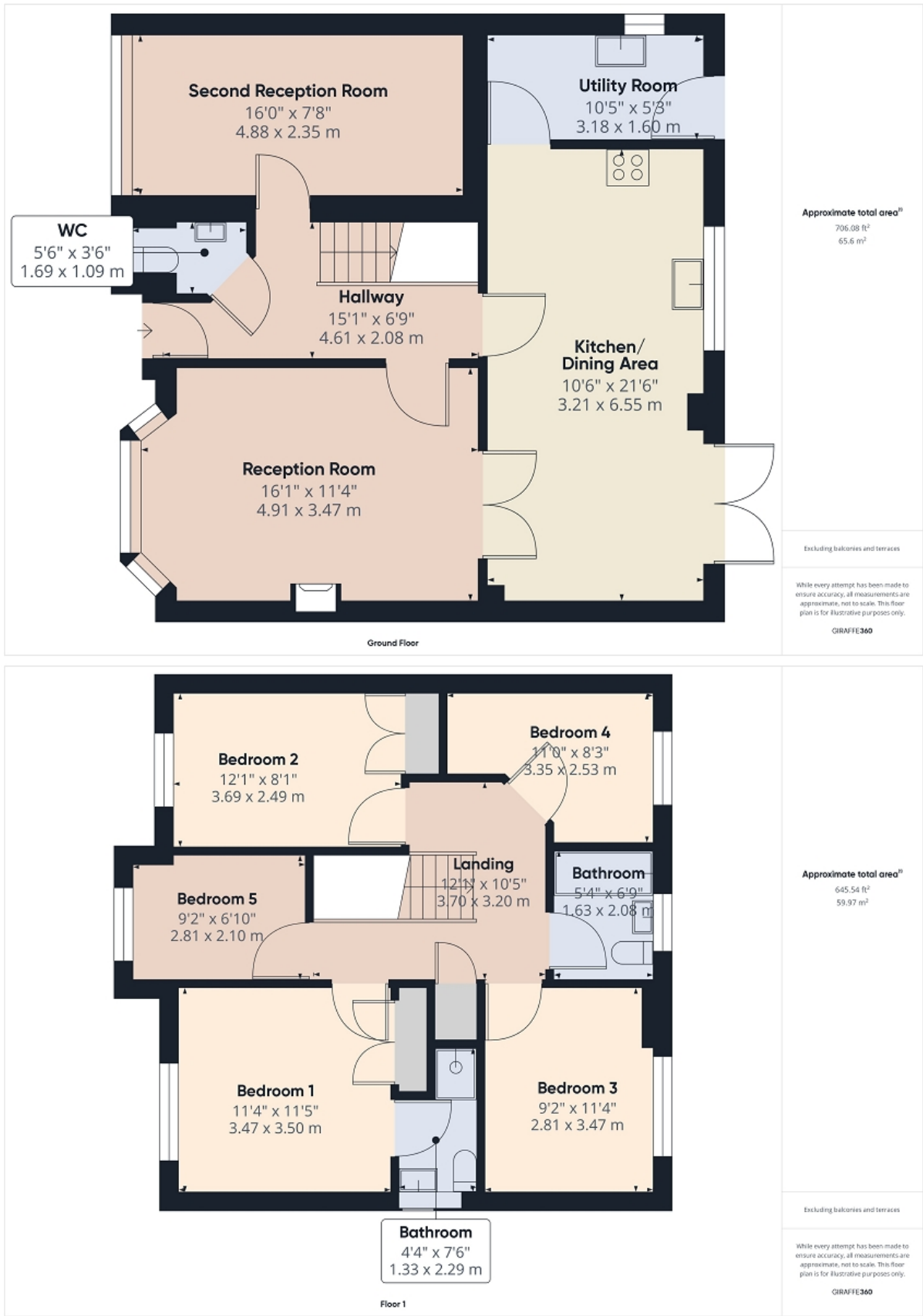
EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



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.