



Edwards & Co
property sales & lettings

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Y Groes
Rhiwbina
Cardiff
CF14

POA



- Superb 3 bedroom semi detached Garden Village home
- Two double bedrooms + 1 sizeable single bedroom
- Modern and stylish kitchen/dining room
- Excellent size Principal Reception Room + Family Room
- Private and enclosed front, side and rear gardens
- Envious location in the heart of Rhiwbina Garden Village
- Walking distance to Parc-y-Pentre and Caedelyn Park
- Detached garage and off-road driveway parking
- Ideally located for Cardiff City centre and M4 links
- NOT TO BE MISSED



Ref: PRA53342

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located and spacious 3 bedroom semi detached home in the very heart of Rhiwbina Garden Village
Edwards & Co are delighted to offer for sale this beautiful Grade II listed family sized home that offers spacious living accommodation consisting of a 2 generously proportioned reception rooms, open-plan kitchen/dining area, three good size bedrooms and a modern upstairs shower room/wc. This incredibly desirable property has been modernised however retains many of its original features. This property also offers an on-property garage and off road driveway parking. NOT TO BE MISSED.



Driveway & Front Entrance

Ample driveway parking entered via double wooden gates leading to the detached garage. Paved pathway, lawn area to side, mature bushes and shrubs to boundary. Opening to front and rear gardens.



Front Garden

Laid to lawn and looking out towards the central Green of Y Groes. Mature hedgerow boundaries, pathway to entrance door leading into kitchen/dining room.



Side Garden

An extended garden plot to the side of the property adjacent to the driveway laid to lawn and mature hedgerow.



Entrance Hallway

Spacious and welcoming entrance to the property with wooden staircase rising to the first floor and doors off to the 2 reception rooms.



Family Room

A very well-proportioned second reception room with traditional decor and doors opening to rear garden. Fireplace, pendant light fitting and radiator.



Principal Reception Room

An excellent sized main reception room with wood framed single glazed original window overlooking the rear garden, original parquet flooring, single light pendant, radiator, feature fireplace, door to kitchen/dining room.



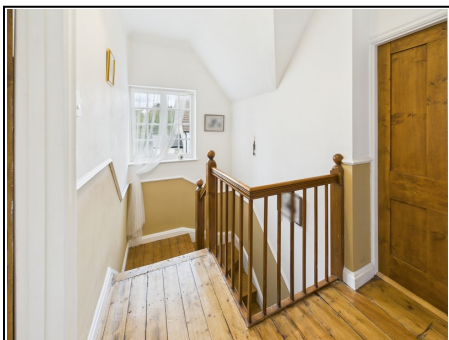
Kitchen

Bright and stylish kitchen with wooden framed single glazed original window, wooden door to front aspect, tiled flooring, part tiled walls, range or base and wall mounted cabinets with contrasting square edge countertops, space for white goods, integrated gas oven and gas hob, extractor fan, single light pendant, boiler. Open-plan to dining area.



Dining Area

Adequate space for dining table and chairs, wooden framed original single glazed window to side aspect, tiled flooring, radiator, single light pendant.



First Floor Landing

Wooden framed original single glazed window, single light pendant, wooden floorboards, doors to all rooms.



Bedroom 1

A very generously proportioned main bedroom with wooden framed original single glazed window overlooking the rear garden, feature fireplace, side alcove wardrobe space, single light pendant, stripped and varnished wooden floorboards, radiator.



Bedroom 2

Another spacious double bedroom with wooden framed original single glazed window overlooking the side aspect, feature fireplace, single light pendant, stripped and varnished wooden floorboards, radiator.



Bedroom 3

Another generously proportioned larger-style single bedroom with original wooden window overlooking the front aspect. Carpeted floor, radiator, pendant light fitting.



Shower Room/Wc

An excellent size and stylish shower room/wc overlooking the central Green of Y Groes. Large walk-in shower, vanity wash hand basin unit and concealed-cistern w/c, towel rail radiator, pendant light fitting.



Rear Garden

A very private and enclosed southerly facing rear garden with block-paved patio area, lawn area, mature bushes to boundaries, side access to garage and driveway.



Detached Garage

Detached single garage with wooden entrance doors and pitched roof. It is very rare to have a garage on the actual plot in the Garden Village and obviously a great asset to the property.

Agents Opinion

This simply has to be one of the most attractive propositions for sale in the Garden Village at the present time. Rarely does a property in this highly desirable location come to market with a garage and off road parking. The 'blue-plaques' property retains many of its original features and is only a stone's throw away from the centre of Rhiwbina Village and the amazing amenities it has to offer. NOT TO BE MISSED.

Services

Mains electricity, mains water, mains gas, mains drainage

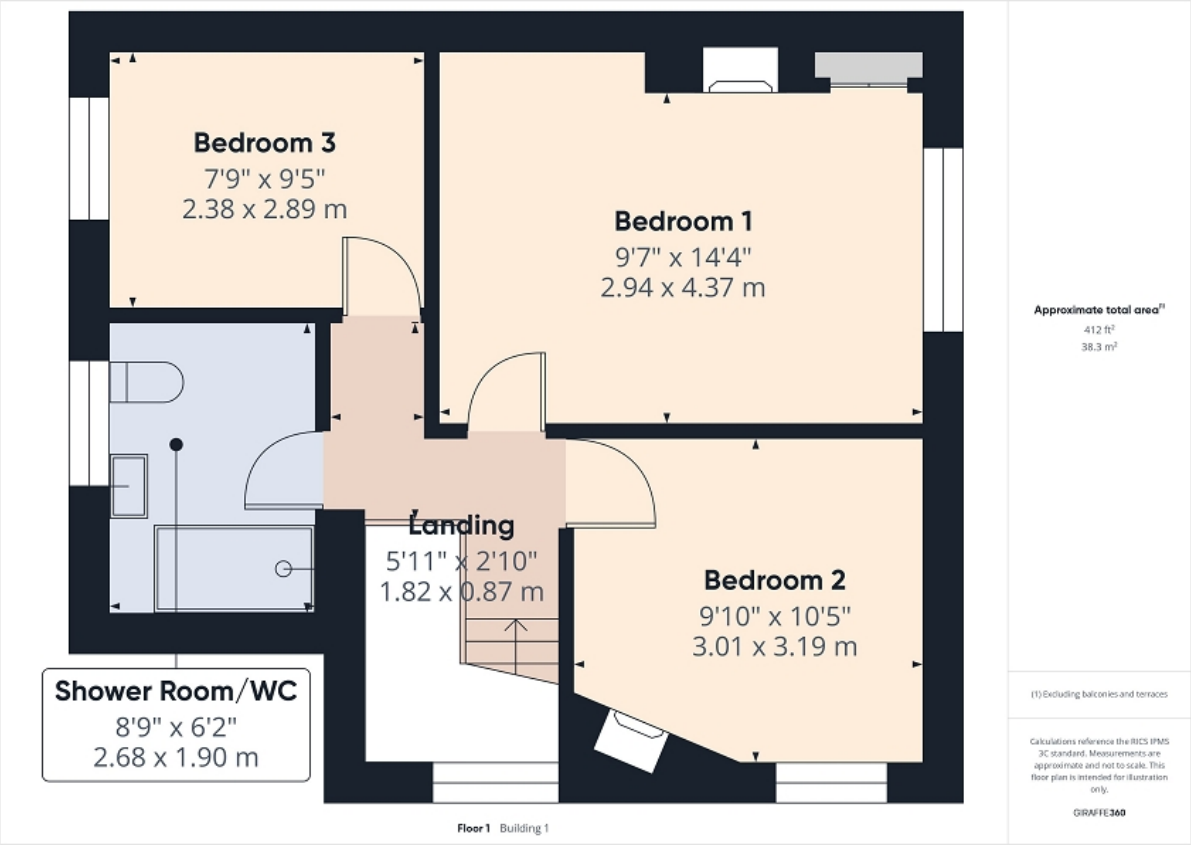
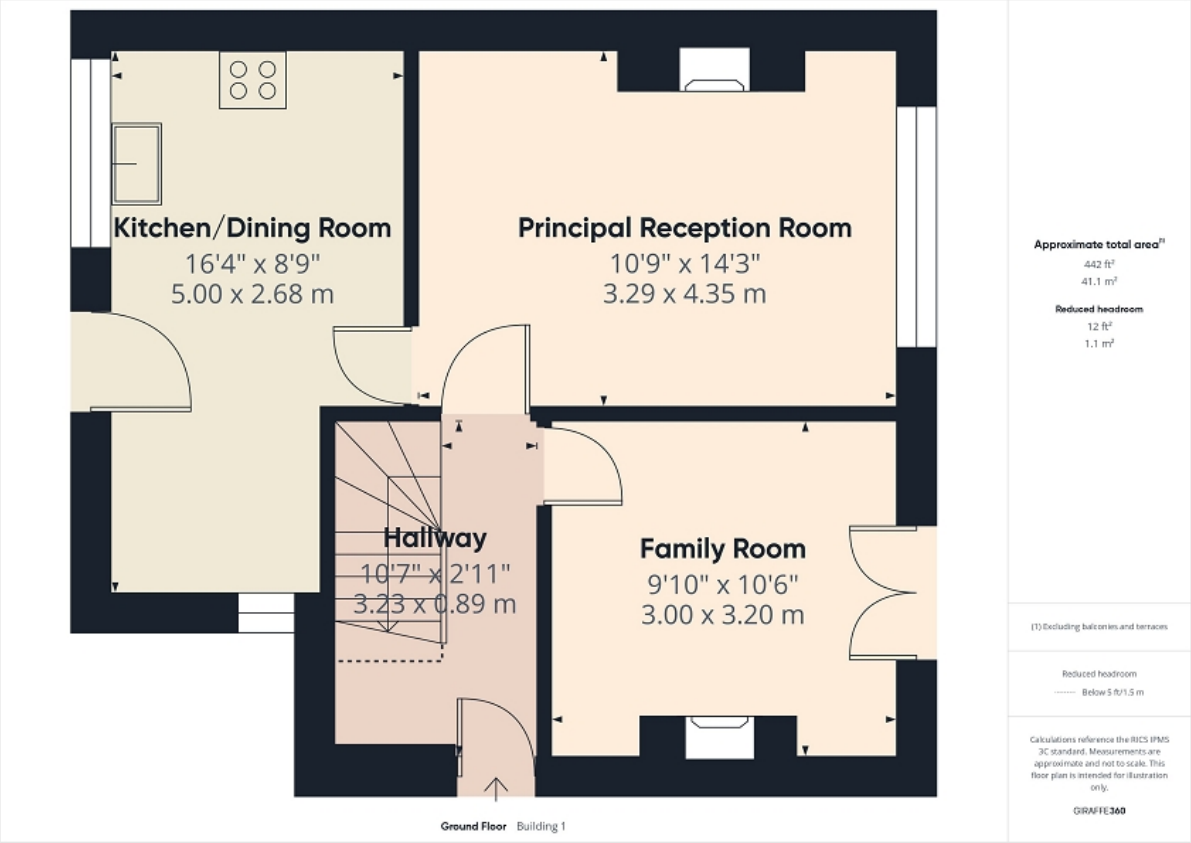
EPC Rating:45

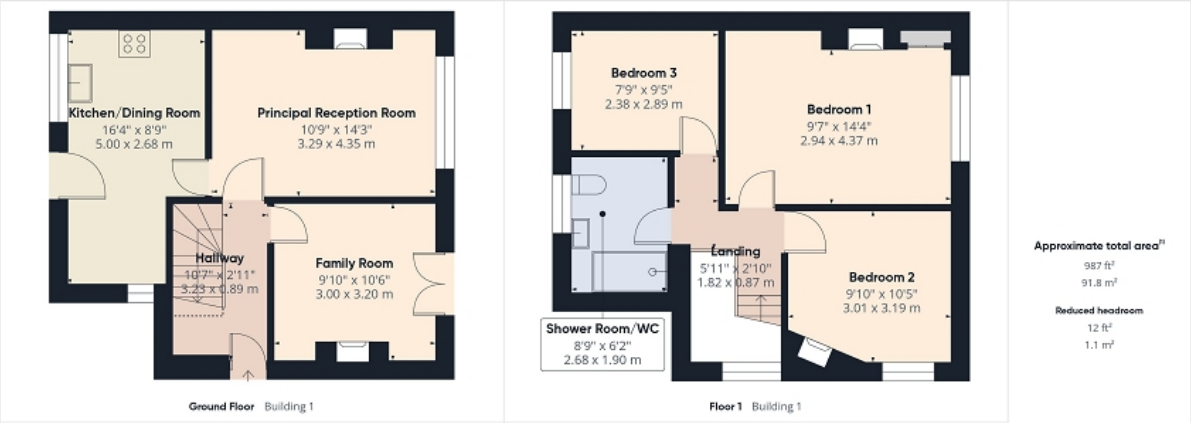
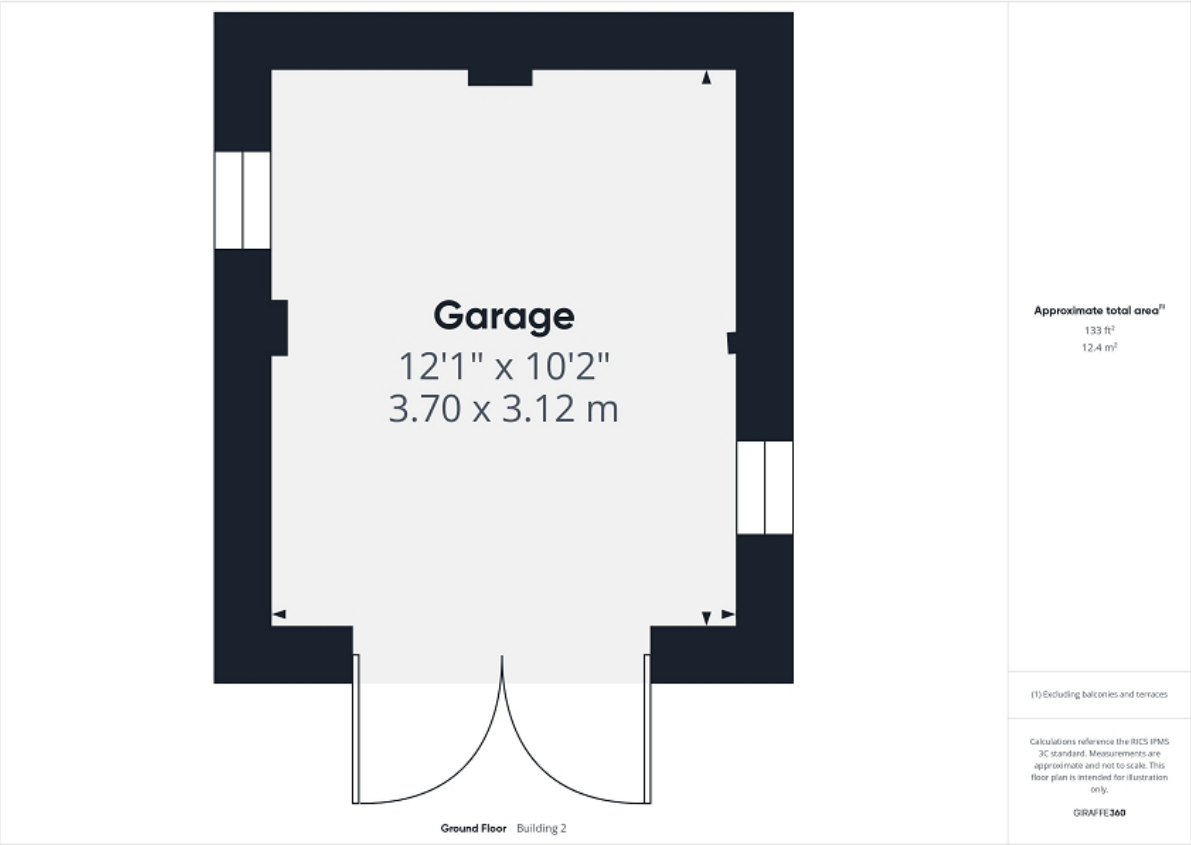
Tenure

We are informed that the tenure is Freehold

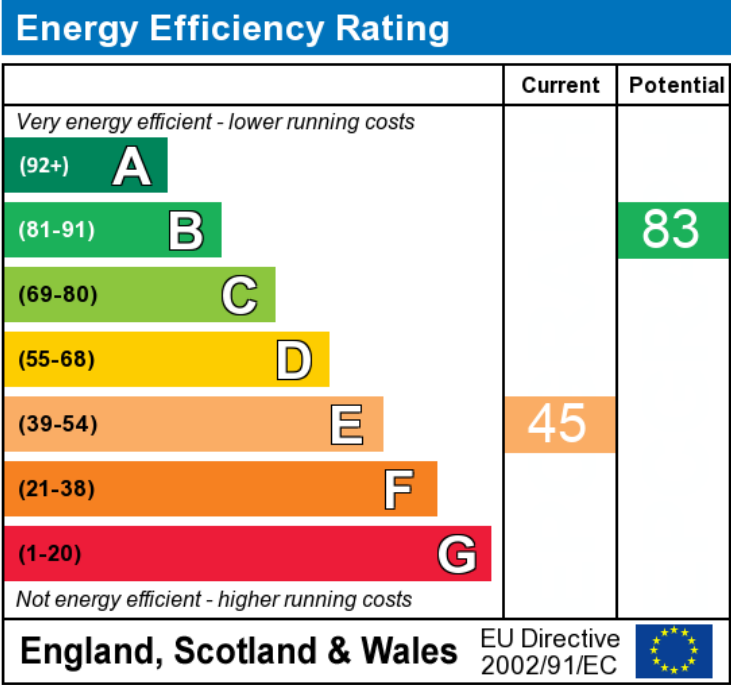
Council Tax

Band F

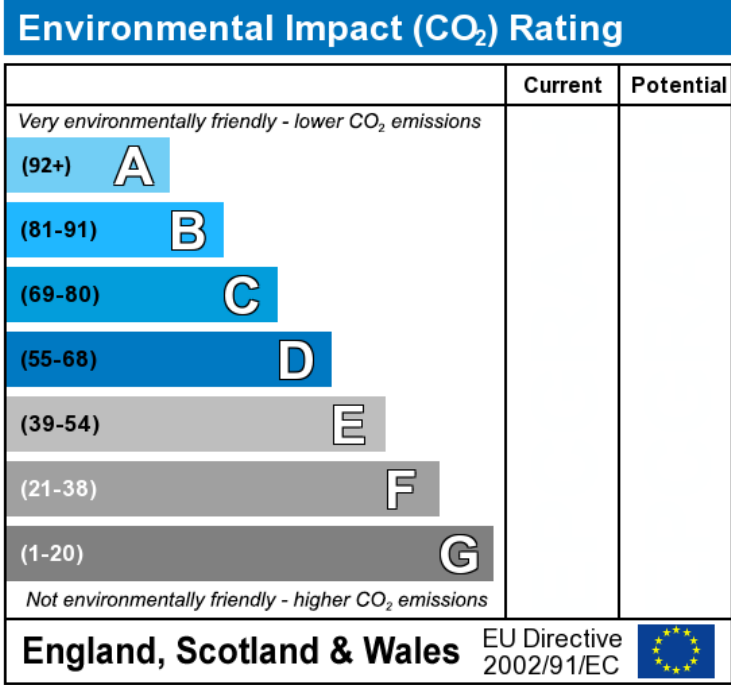




All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.