



**Edwards & Co**  
property sales & lettings

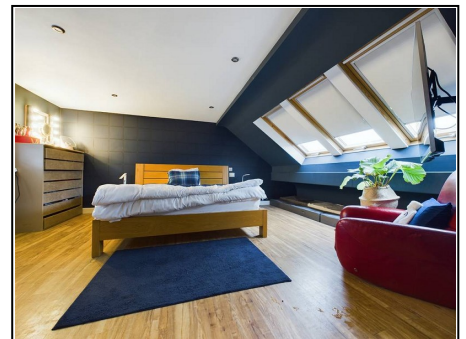
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Heol Y Deri  
Rhiwbina  
Cardiff  
CF14

Guide Price: £650,000



- Enviably located 4 bedroom semi detached family home in Rhiwbina.
- Two large double bedrooms + two generous 3/4 size double bedrooms.
- Modern open plan kitchen/ dining area.
- Separate utility area.
- Well presented rear garden with undercover seating area and hot tub to remain.
- Garage and additional store room/home office and shower room.
- Principal reception room and second reception room.
- Immaculately presented and beautifully maintained.
- First class school catchments for Rhiwbeina PS, Whitchurch HS and Welsh PS/HS
- DEFINITELY NOT TO BE MISSED



**Ref: PRA53398**

Viewing Instructions: Strictly By Appointment Only

# General Description

**\*SUPERB, STYLISH AND SIGNIFICANTLY EXTENDED 4 BEDROOM FAMILY-SIZED HOME IN THE VERY HEART OF RHIWBINA\*** Edwards and Co are delighted to offer for sale this immaculately presented, very spacious and enviably located semi detached home in the very heart of Rhiwbina Village. Offering open plan kitchen dining area, two reception rooms, four bedrooms - main bedroom with en-suite and dressing area, family bathroom, downstairs WC. This home benefits from garage with additional home office/ storage room at the back with shower room. Offering off road driveway parking this home has it all! Walking distance to the village providing great local amenities, local transport links and great school catchment area this property **MUST BE VIEWED!**

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## Front & Entrance

An excellent size off-road parking area for multiple vehicles with block and hedgerow boundary, paved driveway, electric low level roller gate.

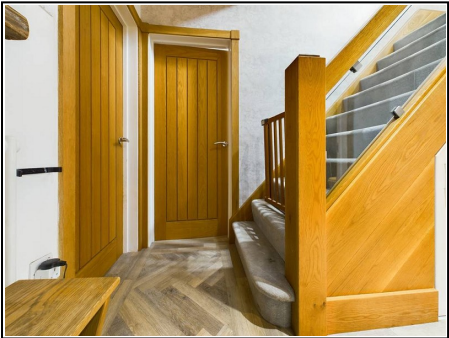
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## Entrance Hallway

A bright and inviting entrance hallway with modern composite front door, spotlights, LVT flooring, radiator, doors to all rooms, built in storage cupboards under stairs.

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## Additional Picture

As described.

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## Principal Reception Room

An excellent size front reception room with PVC window to front aspect, single light pendant, radiator, log burner, LVT flooring, alcoves to chimney breast.

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## Principal Reception Room Second Angle

As described.



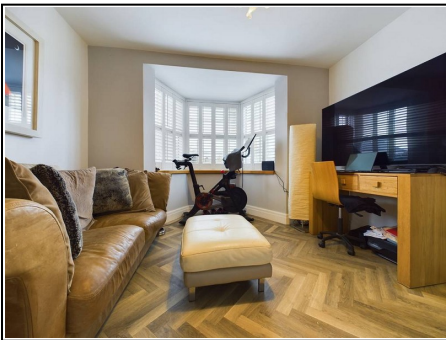
## Additional Picture 2

Wood burning stove.



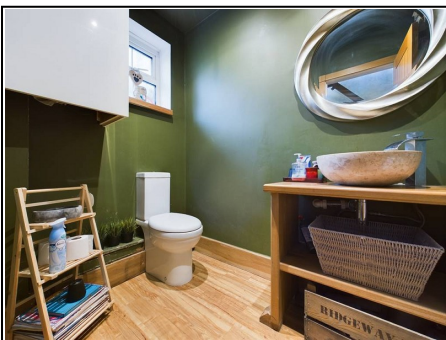
## Second Reception Room

Another spacious sitting room/family snug with PVC bay window to front aspect, single light pendant, LVT flooring, log burner, radiator.



## Additional Picture 3

As described.



## WC

PVC window with obscure glass to side aspect, single light pendant, wood effect flooring, WC with inset flush, wash hand basin, cupboard housing boiler.



## Open plan kitchen / diner

A fabulously sized and extended central family hub of the home and described in detail as follows:



## Kitchen

A range of base and wall mounted cabinets with contrasting square edge countertops, induction hob, steam oven, electric oven, microwave/oven, hot tray, integrated coffee maker, integrated dishwasher, Zipp hot and cold water tap, inset sink with draining board, tiled flooring, spotlights.



## Kitchen Second Angle

Bi fold doors to rear aspect, four velux windows, lantern style glass roof, tiled flooring, log burner, door leading to utility area.



## Dining Area/Sitting Area

A bright and light-filled sitting/family area with folding doors onto rear garden.



## First Floor Landing

PVC window to side aspect, spotlights, carpet, doors to all rooms.



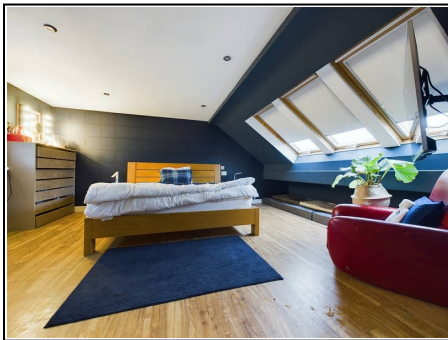
## Bathroom

A very modern and stylish family bathroom with PVC window to rear aspect, PVC window to side aspect, spotlights, bath unit, WC & wash hand basin inset to vanity unit, walk in shower, extractor fan, tiled walls, tiled flooring.



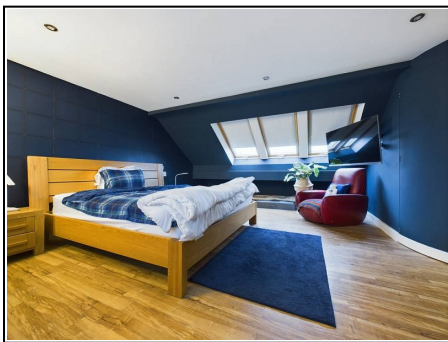
## Additional Picture 4

As described.



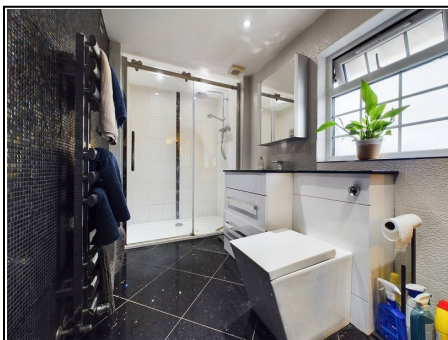
## Bedroom 1

A spectacular loft conversion principle suite with PVC window to rear aspect, three Velux windows, spotlights to front aspect, wood effect flooring, door leading to en-suite, built in dressing area.



## Bedroom 1 Second Angle

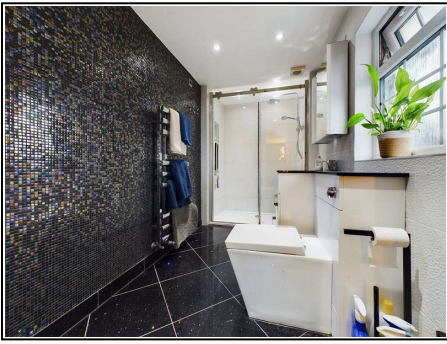
As described.



## En Suite to Bedroom 1

PVC window to rear aspect, spotlights, tiled walls, tiled flooring, walk in shower, WC & wash hand basin inset to vanity unit, extractor fan, ladder style radiator.





## Additional Picture 5

As described.



## Bedroom 2

An excellent size double bedroom with PVC window to front aspect, single light pendant, radiator, built in storage cupboard.



## Bedroom 3

A generous 3/4 size double bedroom with PVC window to front aspect, single light pendant, radiator.



## Bedroom 4

Even bedroom 4 will comfortably accommodate a double bed if desired with PVC window to rear aspect, single light pendant, radiator.



## Rear Garden

A very private and enclosed rear garden with mature bushes, lawn area, patio area, undercover seating area for hot tub & storage.



## Rear Garden 1

PVC double doors providing access to storage room/home office and bathroom.

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## Rear Garden 2

As described.

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## Garage

Electric garage door.

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## Outbuilding

PVC double door opening on to rear garden, spotlights, LVT flooring, door leading to garage and another leading to additional shower room.

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## Agents Opinion

This beautifully presented and significantly extended family sized home not only offers tremendous value for money offering approximately 165sq m of living space plus garage, it also has such an enviable location and kerb appeal. Within only a short walk from Rhiwbeina Primary School and the wonderful amenities of the Village itself, this is certainly one not to be missed.

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## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

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## Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

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## Services

Mains electricity, mains water, mains gas, mains drainage

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EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

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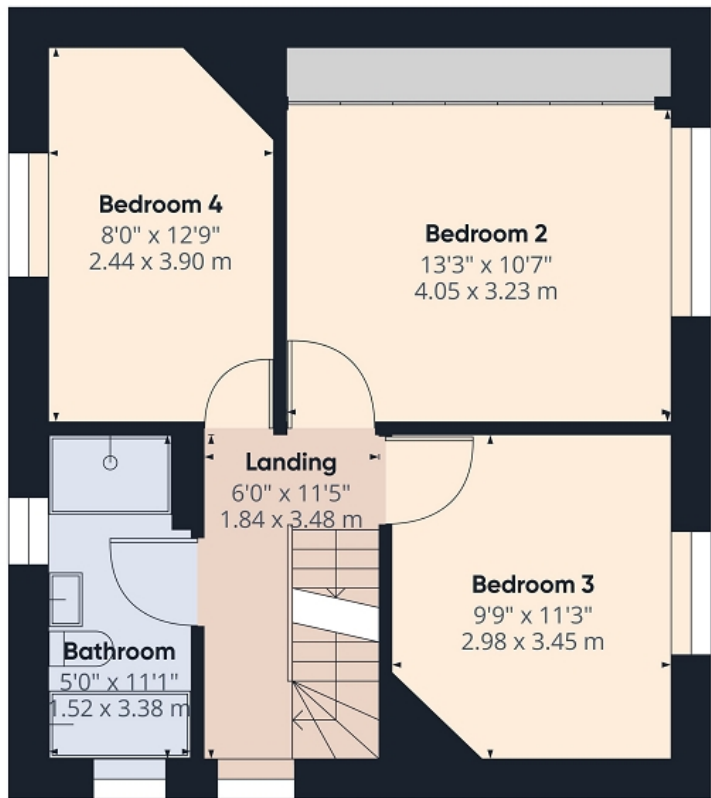
Ground Floor

Approximate total area<sup>(1)</sup>  
917.61 ft<sup>2</sup>  
85.25 m<sup>2</sup>

(1) 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.

GRAFITE360



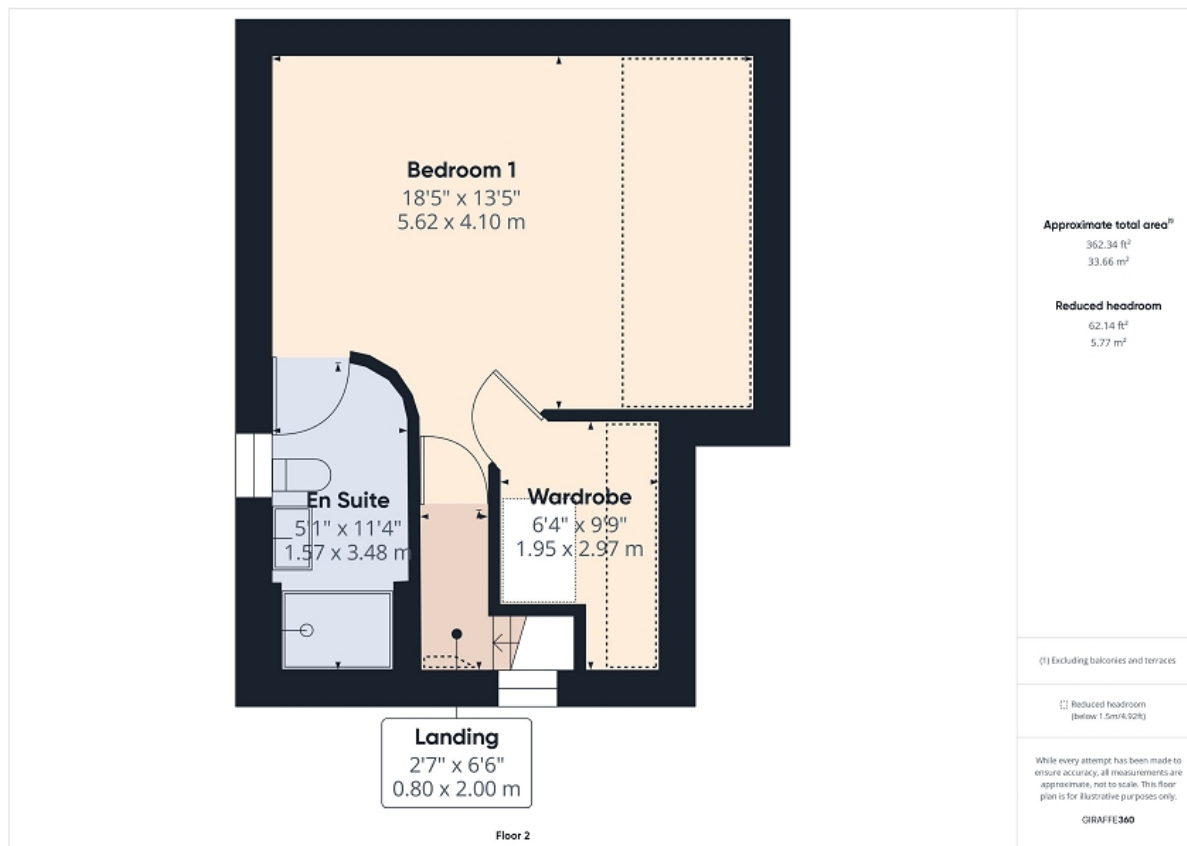
Floor 1

Approximate total area<sup>(1)</sup>  
508.74 ft<sup>2</sup>  
47.26 m<sup>2</sup>

(1) 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.

GRAFITE360



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.

| Energy Efficiency Rating                                                                                                                         |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                     |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                                  | Current | Potential |                                                                                                                                                    | Current | Potential |
| Very energy efficient - lower running costs                                                                                                      |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                                    |         |           |
| (92+) <b>A</b>                                                                                                                                   |         |           | (92+) <b>A</b>                                                                                                                                     |         |           |
| (81-91) <b>B</b>                                                                                                                                 |         |           | (81-91) <b>B</b>                                                                                                                                   |         |           |
| (69-80) <b>C</b>                                                                                                                                 | 72      | 80        | (69-80) <b>C</b>                                                                                                                                   |         |           |
| (55-68) <b>D</b>                                                                                                                                 |         |           | (55-68) <b>D</b>                                                                                                                                   |         |           |
| (39-54) <b>E</b>                                                                                                                                 |         |           | (39-54) <b>E</b>                                                                                                                                   |         |           |
| (21-38) <b>F</b>                                                                                                                                 |         |           | (21-38) <b>F</b>                                                                                                                                   |         |           |
| (1-20) <b>G</b>                                                                                                                                  |         |           | (1-20) <b>G</b>                                                                                                                                    |         |           |
| Not energy efficient - higher running costs                                                                                                      |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                    |         |           |
| <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC  |         |           | <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC  |         |           |

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.