



**Edwards & Co**  
property sales & lettings

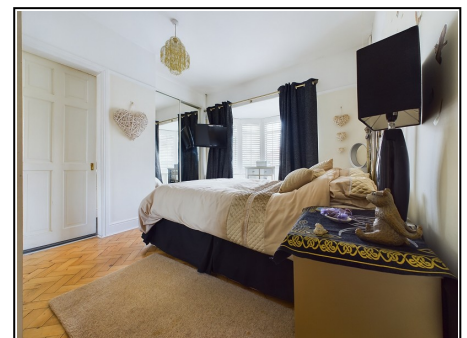
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

**Tyn-Y-Parc Road  
Rhiwbina  
Cardiff  
CF14**

**Guide Price: £445,000**



- Four bedroom detached Freehold bungalow in Rhiwbina
- Principal reception room with garden views
- Generous size south-east facing rear garden
- Four generous sized bedrooms with en-suite to bed 1
- Modern kitchen with plenty of storage
- Detached garage and ample driveway parking
- Very well presented throughout
- Enviably located close to all local amenities
- Rhiwbeina PS, Whitchurch HS and Ysgol Y Wern catchments
- NOT TO BE MISSED



**Ref: PRA53404**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

**\*SUPERB AND SPACIOUS 4 BEDROOM DETACHED BUNGALOW IN RHIWBINA\*** Edwards and Co are delighted to bring to the market this well presented four bedroom detached bungalow. The property offers generous living accommodation including four bedrooms, a large reception room with patio doors opening onto the rear garden, kitchen and a bathroom. The property benefits from a large well presented rear garden and a low maintenance front garden/ additional parking area. The property also has a detached garage. **MUST BE VIEWED TO BE FULLY APPRECIATED.**

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### Driveway & Front Garden

Ample tarmacadam driveway parking extending alongside the property toward the rear gate and towards the garage. The front garden is laid to Cotswold Stone inlay and can provide additional off road parking if required.

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### Front & Entrance

PVC entrance door providing access to entrance hallway.

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### Entrance Hallway

PVC door to front, two single light pendants, radiator, doors to all rooms.

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### Bedroom 1

PVC bay window to front aspect, radiator single light pendant, wood block flooring, built-in wardrobes.

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## En Suite to Bedroom 1

PVC window with obscure glass to side aspect, single light pendant, extractor fan, wash hand basin, WC

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## Bedroom 2

PVC window to side aspect, radiator, single light, pendant, carpet flooring

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## Bedroom 3

PVC window to side aspect, radiator, single light pendant, built-in storage, carpet flooring

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## Dining Room/Bedroom 4

PVC bay window to front aspect, two wooden framed windows with decorative glass to side aspect, radiator, single light pendant, wood block flooring, feature fireplace.

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## Bathroom

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

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## Kitchen

PVC door to rear, PVC window to rear aspect, single light pendant, radiator, a range of base and wall mounted units with contrasting square edge countertops, space for white goods, integrated fridge freezer, storage cupboard housing boiler.

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## Principal Reception Room

PVC doors to rear, PVC windows to rear aspect, single light pendant, radiator, log burner.

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## Principal Reception Room Second Angle



## Rear Garden

Pebbled area, lawned area, mature shrubs and bushes, fence to boundary

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## Additional Picture

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## Garage

Detached pre-fabricated garage with up and over garage door located at the end of the lengthy driveway toward the rear of the garden

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## Agents Opinion

This really is a spacious, very versatile and attractively priced property for the area. The bungalow is ripe for extending upwards and outwards if so desired subject to the necessary planning permissions and regulations. The property must be viewed to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

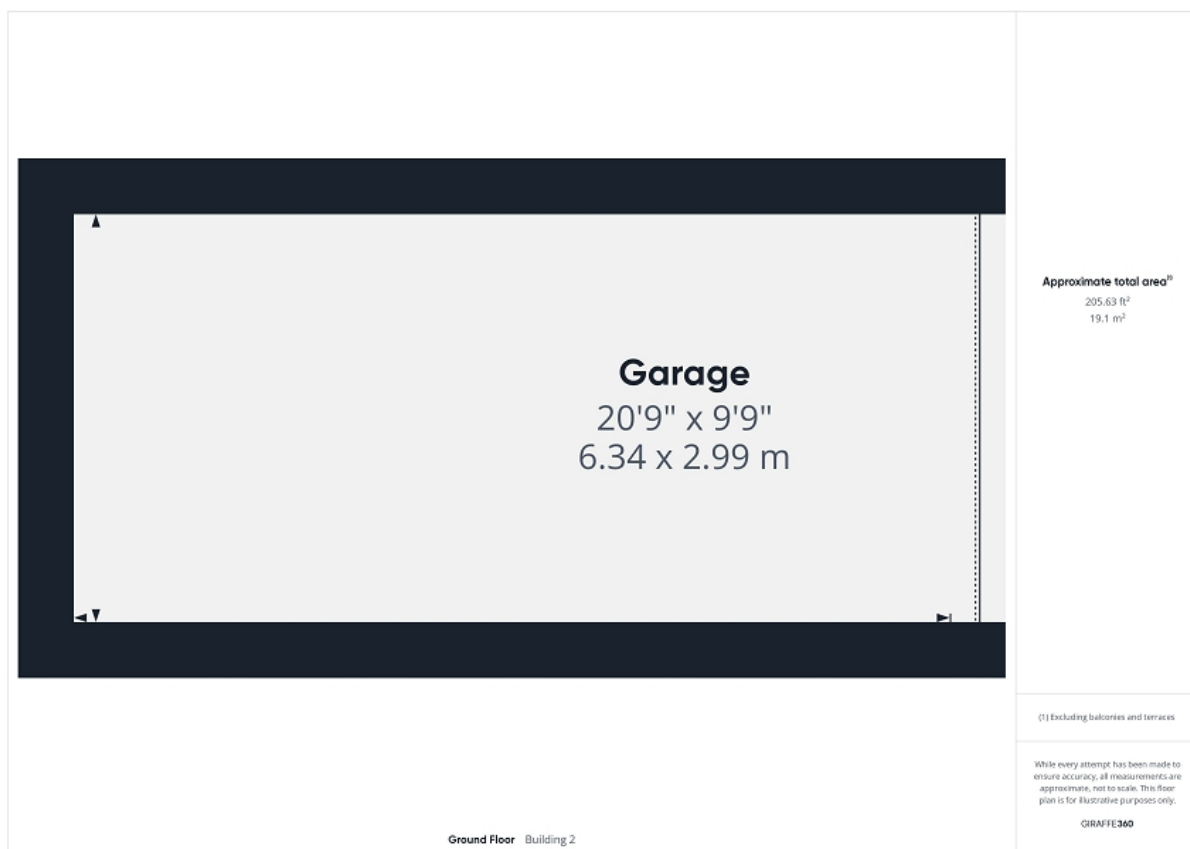
## Tenure

We are informed that the tenure is Freehold


## Council Tax

Band F


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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. 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

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

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.