



**Edwards & Co**  
property sales & lettings

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Brynteg  
Rhiwbina  
Cardiff  
CF14

Guide price £625,000



- Extended and fully modernised four bedroom detached bungalow in Rhiwbina
- fully renovated throughout and finished to a exceptional standard.
- Open plan kitchen/dining area and reception room overlooking rear garden.
- Driveway parking for multiple vehicles.
- Two family bathrooms.
- Great school catchment area.
- Situated in a highly sought after location of Rhiwbina.
- Uninterrupted southerly views across the expanse of Cardiff, the Severn Estuary and further to English coast.
- Generous private rear garden with multiple seating areas.



Ref: PRA53436

Viewing Instructions: Strictly By Appointment Only

## General Description

SIMPLY STUNNING \*Beautifully presented four bedroom Detached family bungalow in the sought after location of Rhiwbina\* Edwards & Co are delighted to offer for sale this property offering generous living accommodation consisting of a open plan kitchen/dining area/reception room and a bright snug second lounge, four double bedrooms one with dressing area, two family bathrooms, a well presented rear garden with views across cardiff and driveway parking for multiple vehicles .Close to all local amenities and in great catchments areas. This property MUST BE VIEWED.

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### Entrance to property

Driveway, wooden fence.

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### Entrance Hallway

PVC door with obscure glass windows, PVC window to side aspect, wooden flooring, single light pendant, spotlights, radiator, doors to all rooms.

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### Additional Picture 2



### Additional Picture 3



### Additional Picture

Log Burner.

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**Kitchen/Dining Area**



**Reception Room**

PVC window to side aspect, single light pendant, wooden flooring, radiator.

**Bedroom 1**

PVC Window to front aspect, single light pendant, carpet, radiator - leading through to dressing area.



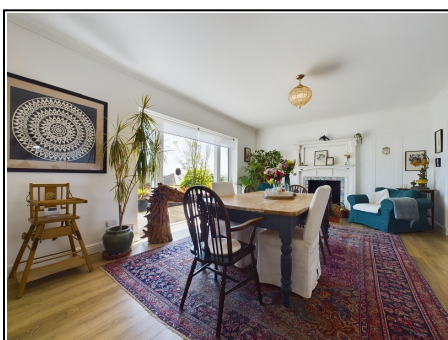
**Dressing Area**

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



**Bathroom**

Two PVC windows with obscure glass to side aspect, tiled flooring, tiled walls, upright radiator, WC, shower, bath unit.



**Dining Area/Living Area**

PVC double door to rear aspect, wooden flooring, single light pendant, two radiator, fire place with log burner.



## Kitchen

PVC window to side aspect, PVC door to side aspect, wooden flooring, two single hanging lights, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated fridge freezer, integrated washing machine, integrated dishwasher, inset sink and draining board, gas hob and oven and grill, island with storage cupboards.

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## Kitchen Second Angle



## Kitchen Third Angle



## First Floor Landing

Velux window, carpet, spotlights, radiator, doors to all rooms.

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## Bedroom 2

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

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### Bedroom 3

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

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### Additional Picture 4

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### Bathroom 2

Velux window, tiled flooring, radiator, shower, WC, wash hand basin inset to vanity unit.

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### Bedroom 4

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

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### Rear Garden 1

Lawn area, mature bushes and shrubs, decking seating area with water feature, undercover seating area, stone area, patio area.

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Decked Sitting Area

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Rear Garden 3

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Rear Garden 4

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Rear Garden 5

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Rear Garden 6

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

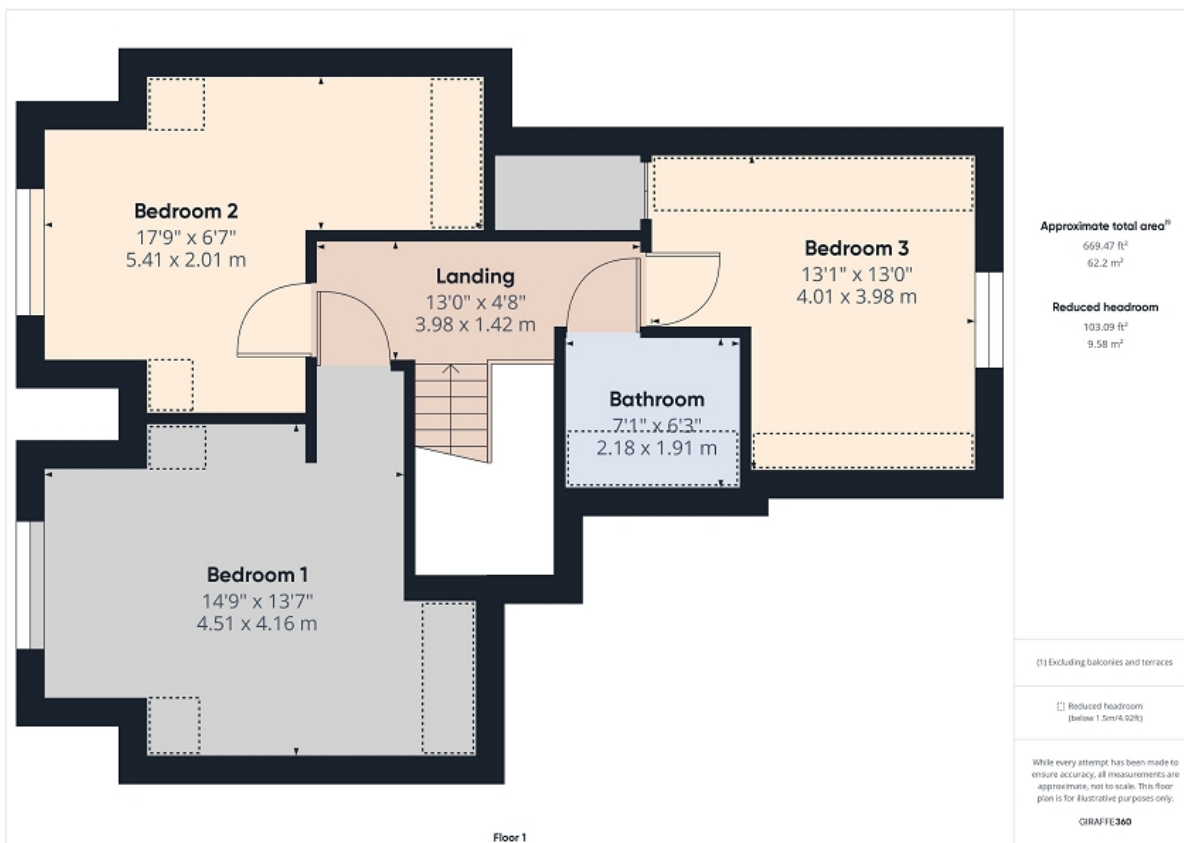
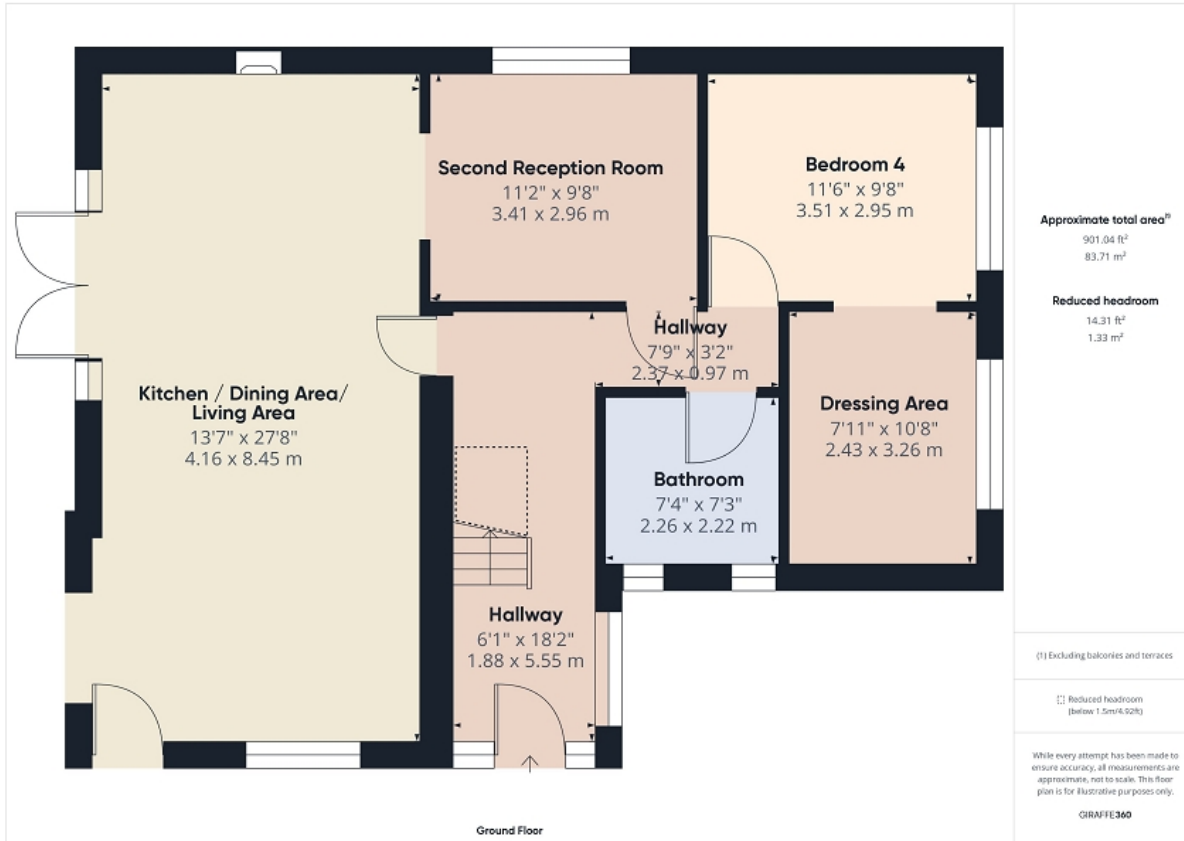
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# Tenure



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.

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>		<b>81</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>		(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.