



**Edwards & Co**  
property sales & lettings

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Rhos Llan  
Rhiwbina  
Cardiff  
CF14

Guide Price: £325,000



- Spacious 3 bedroom family home in a prime location of Rhiwbina
- Open-plan lounge and dining room
- Enclosed rear garden and additional garage
- Excellent school catchments area
- Extended to include ground floor WC & utility room



Ref: PRA53439

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Three bed family-sized end of link property in the highly desirable location of Rhiwbina\* Edwards & Co are delighted to offer for sale this delightful three bedroom property situated in a quiet street within Rhiwbina. This property boast generous living accommodation including a large living/dining room, good size kitchen with additional utility room and downstairs WC, three good size bedrooms with an upstairs family bathroom. This home is also accompanied with a garage and an enclosed, well maintained front and rear garden.

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### Front & Entrance

Lawn area, paved path, paved sitting area

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### Porch

PVC door with obscure glass, tiled flooring

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### Entrance Hallway

Carpet flooring, light pendant, radiator

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### Reception Room

Carpet flooring, dual aspect - two PVC windows to front and rear aspect, two light pendants, two wall lights, two radiators, gas fire inset to fire surround

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Reception Room Second Angle

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Dining Area

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Kitchen

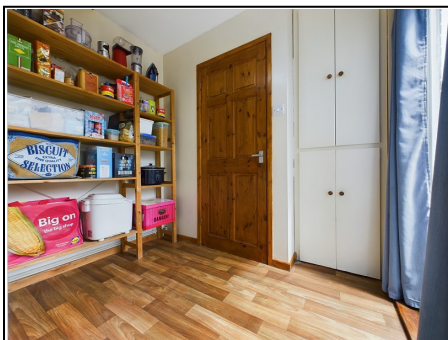
Vinyl flooring, PVC window to rear aspect, radiator, light pendant, range of base and wall mounted cabinets with contrasting square edge countertops, 4 ring gas hob, gas oven

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Kitchen Second Angle

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Utility Room

Vinyl flooring, PVC sliding double doors to rear garden, light pendant, radiator, built in storage cupboard

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## Ground Floor WC

Vinyl flooring, PVC window with obscure glass to rear aspect, light pendant, radiator, WC with inset flush, wall mounted wash hand basin

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## First Floor Landing

Carpet flooring, light pendant, loft access, doors to all rooms

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## Bathroom

Vinyl flooring, two PVC windows with obscure glass to rear aspect, light pendant, radiator, bath with shower over, WC with inset flush, wash hand basin

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## Bedroom 1

Carpet flooring, PVC window to front aspect, light pendant, radiator

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## Bedroom 2

Carpet flooring, PVC window to rear aspect, light pendant, radiator

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### Bedroom 3

Carpet flooring, PVC window to front aspect, light pendant, radiator, built in storage cupboard housing central heating boiler

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### Rear Garden

Lawn area, decked sitting area

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### Rear Garden Second Angle



### Decked Sitting Area



### Garage

Up and over door

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## Services

EPC Rating:71

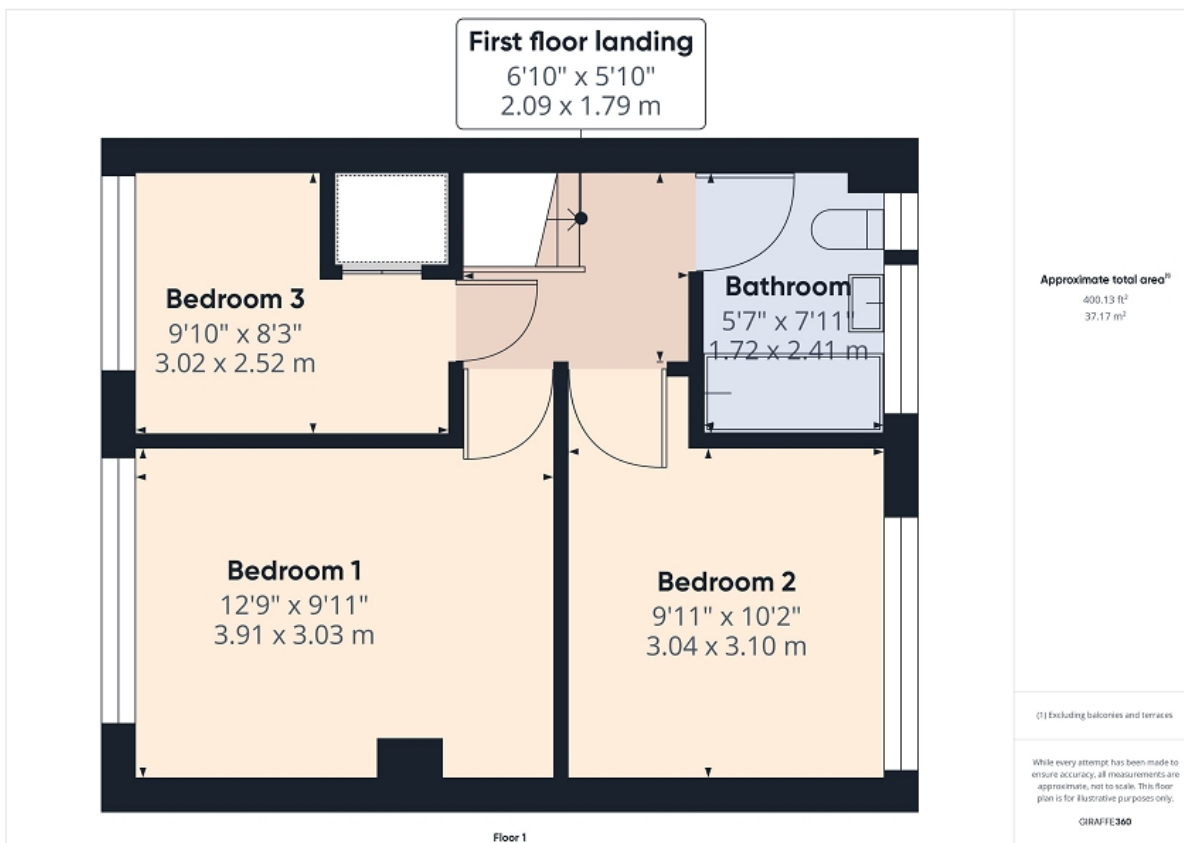
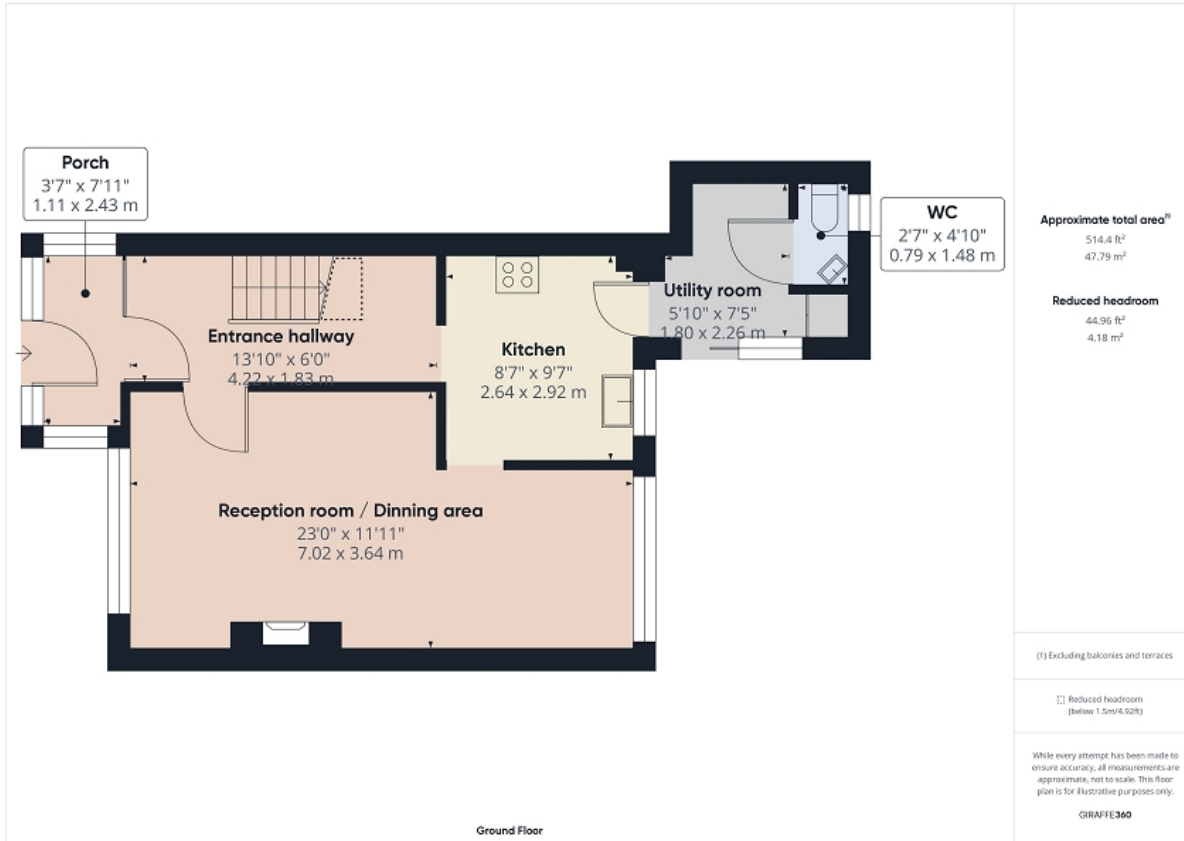
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# Tenure

We are informed that the tenure is Freehold



# Council Tax

Band E





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>85</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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.