



**Edwards & Co**  
property sales & lettings

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Heol Uchaf  
Rhiwbina  
Cardiff  
CF14

Guide Price : £425,000



- Four bed semi detached family home in Rhiwbina
- Two generous size reception rooms
- Good size bedrooms
- Upstairs family shower room with additional downstairs WC
- Driveway parking with additional garage
- Spacious Loft bedroom with additional En suite
- Reception room double doors with access to decked patio sitting area
- Excellent location



Ref: PRA53441

Viewing Instructions: Strictly By Appointment Only

# General Description

**\*FOUR BED SEMI DETACHED FAMILY HOME IN RHIWBINA\*** Edwards & Co are delighted to offer for sale this four bedroom home in the sought after area of Rhiwbina. This property is accompanied with two large reception rooms, three good size bedrooms and an additional loft room with en suite, an upstairs family shower room with a downstairs WC. This home also has a well presented enclosed rear garden with driveway parking and a garage.

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## Front & Entrance

Lawn area, paved driveway, mature shrubs and bushes to surrounding

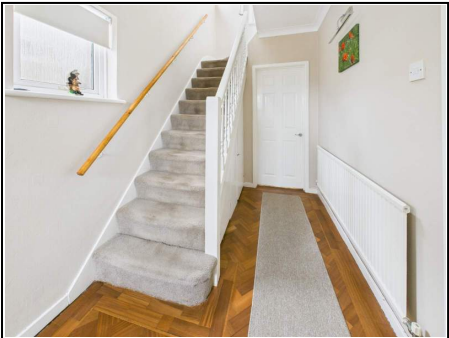
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## Entrance Hallway

Two PVC windows to front and rear aspect, radiator, spotlight, storage cupboard, original parquet flooring, doors to all rooms

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## Reception Hallway

Original parquet flooring, under stairs storage, door leading to kitchen

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## Reception Room

PVC window to front aspect, original parquet flooring, single light pendant, radiator, log burner

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## Kitchen

Vinyl flooring, part tiled walls, wall mounted cabinets with contrasting square edge countertops, inset sink, inset gas oven with 4 ring electric hob, space for white goods, PVC window to side aspect, radiator



## Kitchen Second Angle

As described.



## Rear Reception/Dining Room

PVC window and doors to rear aspect, radiator, two light pendants, carpet flooring



## Sitting Area

As described.



## Rear Porch

Space for white goods, door to rear garden



## WC

Tiled flooring, part tiled wall, PVC window to rear aspect, WC



## First Floor Landing

PVC window to side aspect, carpet flooring, single light pendant, doors to all rooms



## Shower Room

Vinyl flooring, Tiled walls, shower cubicle, WC with inset flush, wash hand basin, ladder radiator, spotlight



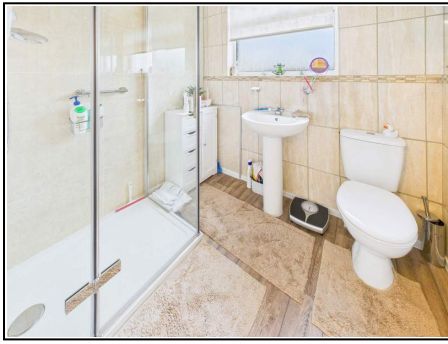
## Bedroom 1

PVC window to front aspect, carpet flooring, built in wardrobe, single light pendant, radiator



## Bedroom 2

PVC window to rear aspect, carpet flooring, radiator, single light pendant, built in office desk



### Bedroom 3

PVC window to front aspect, carpet flooring, single light pendant, built in storage space



### Loft Bedroom

Two Velux windows, laminated flooring, carpet flooring, radiator, storage in the eaves, cupboard with boiler, spotlights



### En Suite

WC with inset flush, Wash hand basin, shower unit, velux window, tiled walls, laminated flooring



### Rear Garden

Lawn area with patio path, flower beds, wooden fence to boundary



### Decked Sitting Area

Decked patio area





## Garage & Driveway

Electric garage door



## Garage

As described.

## 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.

## 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.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

## 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

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(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.