



**Edwards & Co**  
property sales & lettings

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Wenallt Road  
Rhiwbina  
Cardiff  
CF14

O.I.E.O £565,000



- One off beautifully presented property in Rhiwbina built in the last 12 years
- Fabulous size plot with wraparound rear gardens
- Private gated driveway for multi off road parking
- Three large bedrooms
- Garage and studio garden room
- Ideally located for the village and local amenities
- Main bedroom with en suite
- Under floor heating throughout



Ref: PRA53489

Viewing Instructions: Strictly By Appointment Only

## General Description

Enviably located and spacious 3 bed detached bungalow on large plot\* Edwards and Co are delighted to offer for sale this fabulous opportunity in Rhiwbina. The property offers spacious single-storey accommodation, large wrap around gardens, sought after Rhiwbina location within walking distance of all local amenities. This is a one off opportunity to purchase a new build and unique property.

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## Driveway & Front Entrance

Long driveway to front of property with low brick wall to boundary and electric gates, patio area with trees and mature shrubs. Stream running alongside the side of the property. Side access to both sides of the property onto the rear garden. Multi car parking space with access to garage and studio and outside lighting to the front and rear and over the garage.

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### Porch

Tiled flooring, neutrally decorated throughout with wood effect PVC door and full length glass fronted entrance way to front aspect with pitched roof and wooden door into hallway.

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### Hallway

Oak flooring, neutrally decorated throughout with under floor heating. Wood effect doors to all room including glass panel front door into the porch, two single pendant light fittings, access to storage and electric cupboard.

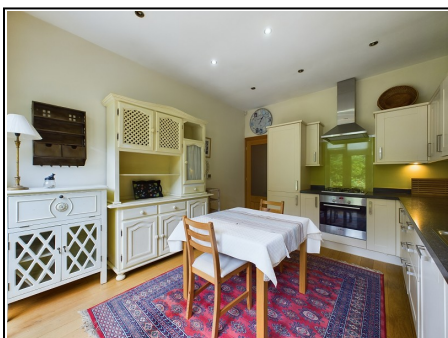
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### Lounge

Oak flooring, neutrally decorated throughout with under floor heating. PVC wood effect patio doors to rear garden, additional full length glass panels to rear and side aspect. Single pendant light fitting, glass panel wood door to hallway.

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### Kitchen / Breakfast Room

Oak flooring, neutrally decorated throughout, under floor heating, inset chrome down lighters, excellent range of wall, base and drawer units in white with chrome handles and black granite effect work tops, integrated cooker with clear splash back and chrome cooker hood, integrated dishwasher and fridge/freezer, patio doors and full length glass panelled windows to the rear aspect overlooking the garden, wooden glass panelled door to hallway.

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## Bedroom 1 with En Suite Shower Room

Oak flooring, neutrally decorated throughout, under floor heating, wood effect PVC window to front aspect, radiator, single pendant light fitting, access to en suite and hallway.

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## Bedroom 1 Second Angle



## En Suite Shower Room to Bedroom 1

Chrome ceiling inset down lighters, part tiled walls, large shower enclosure with dual head shower, pedestal wash hand basin with chrome mixer tap, WC with inset flush, ceramic tiled flooring, PVC window with obscure glass to front aspect, upright chrome towel radiator.

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## Bedroom 2

Oak flooring, neutrally decorated throughout, under floor heating, PVC wood effect window to side aspect, single pendant light fitting, wooden door to hallway.

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## Bedroom 3

Oak flooring, neutrally decorated throughout, under floor heating, PVC wood effect window to front aspect, single pendant light fitting, wooden door to hallway.

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## Bathroom

Chrome inset ceiling down lighters, part tiled walls, dual head shower over bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, WC with inset flush, ceramic tiled flooring, PVC window with obscure glass to side aspect and upright, chrome towel radiator.

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## Rear Garden

Rear garden that wraps around from one side of the property to the other, patio and seating areas, mature shrubs and trees, access to the front of the property.

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## Rear Garden Second Angle



## Garage/Studio

Garden building used as a studio with PVC door and windows to front and rear aspects. Garage accessible through additional door inside the studio used as a utility equipped with a sink and space for washing machine and dryer.

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## Studio

Oak flooring, neutrally decorated throughout, PVC window to front and side aspects, single pendant light fitting, power and charging ports.

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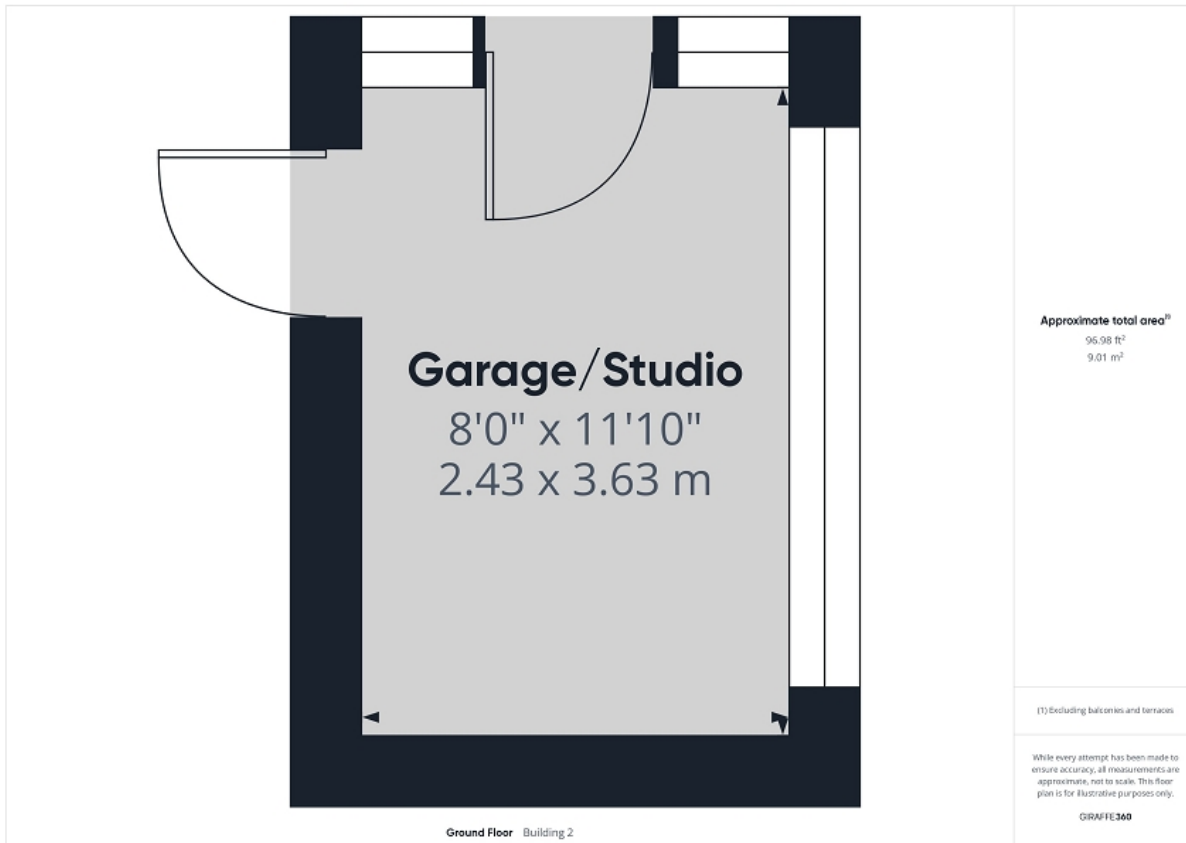
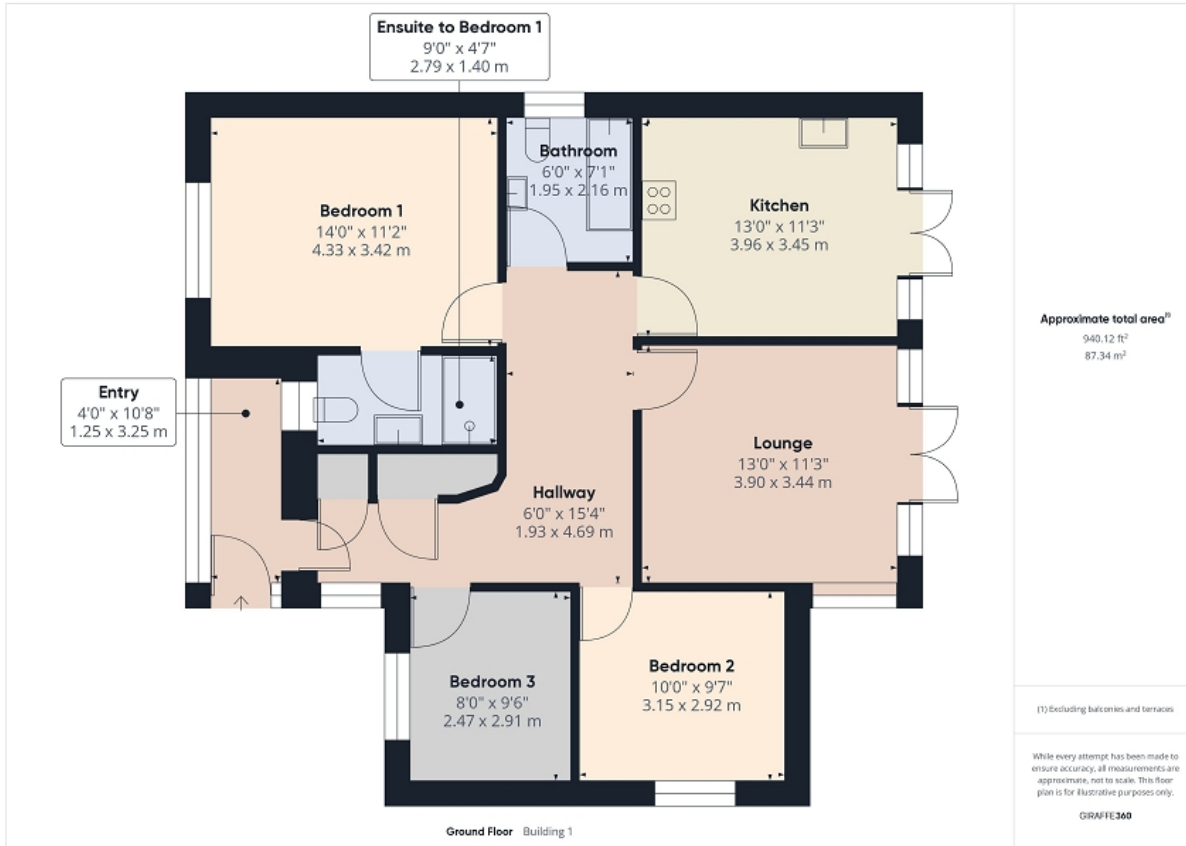
## Services

EPC Rating:75

## Tenure



We are informed that the tenure is Freehold

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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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.