



**Edwards & Co**  
property sales & lettings

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Coed-Yr-Ynn  
Rhiwbina  
Cardiff  
CF14

Guide price £350,000



- Two bed semi detached bungalow in Rhiwbina
- Two double bedrooms, one being used as a dining room
- Close to all local amenities and within great school catchments areas
- No onward chain
- Spacious ground floor accommodation
- Low maintenance living, being walking distance to Rhiwbina village
- Modern bathroom



Ref: PRA53508

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Two bed semi detached bungalow in Rhiwbina\* Edwards & Co are delighted to offer for sale this lovely two bed bungalow offering two double bedrooms, a well kept kitchen, generous living room with conservatory supplying rear patio views and a excellent southerly facing rear garden. This property is close to all local amenities and within great school catchments areas and offers exceptional potential to extend and improve (STPP) if desired. NO ONWARD CHAIN.



### Front & Entrance

Double iron gate to driveway, garage, paved area with a mixture of mature bushes and shrubs.



### Entrance Hallway

Light pendant, storage cupboard, radiator, carpet flooring, doors to all rooms.



### Bathroom

Light pendant, tiled flooring, tiled walls, three piece suite comprising wash hand basin, WC, walk in shower unit, ladder style radiator, loft access, PVC window in obscure glass to side aspect.



### Bedroom 2

Spotlights, PVC window to front aspect, built in wardrobe with a mix of cabinets and shelving units with three spotlights, built-in vanity unit, radiator, carpet flooring.

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Bedroom 2 Second Angle

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Dining / Bedroom 1

Light pendant, PVC window to front bay, radiator, carpet flooring.

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Dining Room/Bedroom 1 second angle

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Principal Reception Room

Light pendant, feature fire place with gas fire, radiator, carpet flooring, glazed door to , PVC double doors to conservatory.

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Principal Reception Room Second Angle

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## Conservatory

Two wall lights, vinyl flooring, radiator, PVC patio doors to rear garden.

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## Kitchen

Light pendant, PVC window to rear aspect, range of base and wall mounted cabinets with contrasting round edge countertops, 4 ring gas hob with gas oven beneath, space for white goods, radiator, PVC window to rear aspect, PVC door in obscure glass to rear access, tiled flooring.

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## Rear Garden

Paved sitting area, south facing, greenhouse, borders with shrubs and plants, fence to boundary.

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## Rear Garden Second Angle



## Patio Sitting Area



Garage & Driveway

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Garage

PVC door to rear garden, remote control up and over front access door, power and light, water supply and a boiler located in the room at the back of the garage.

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## Services

EPC Rating:62

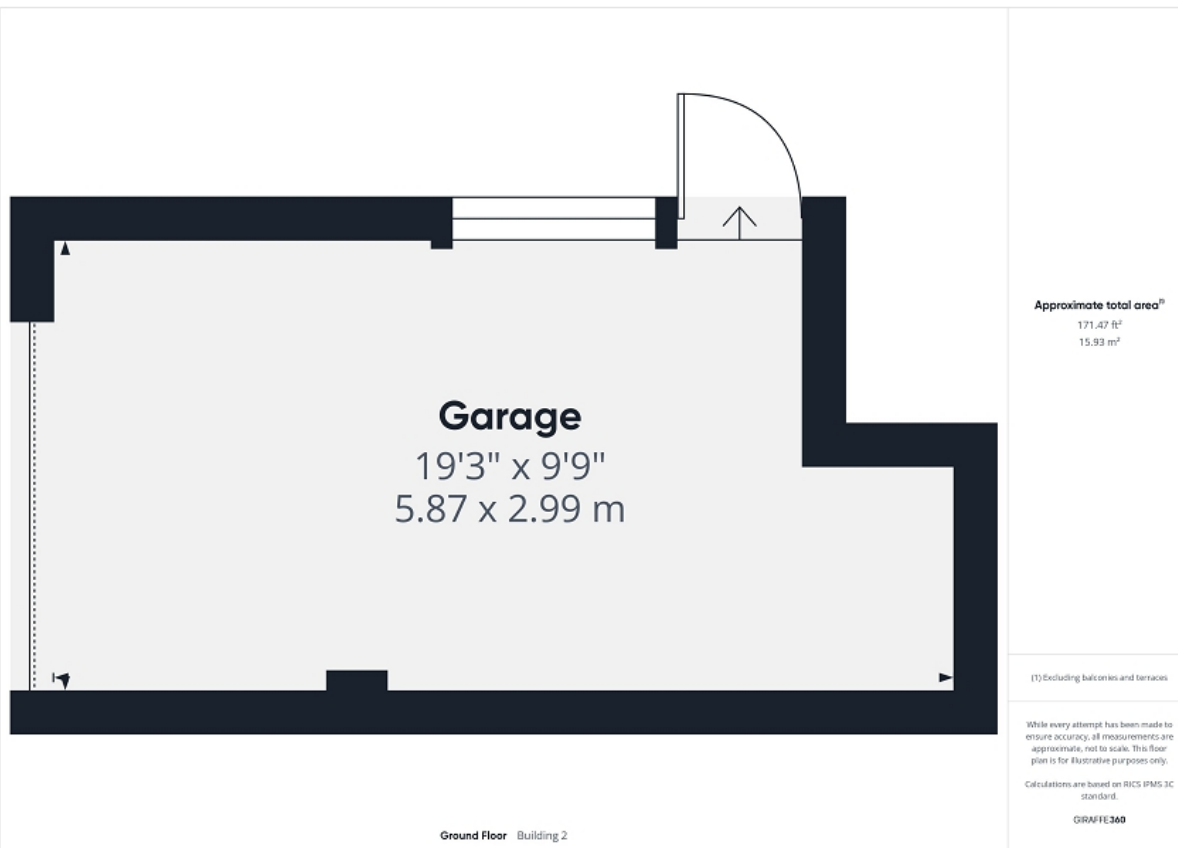
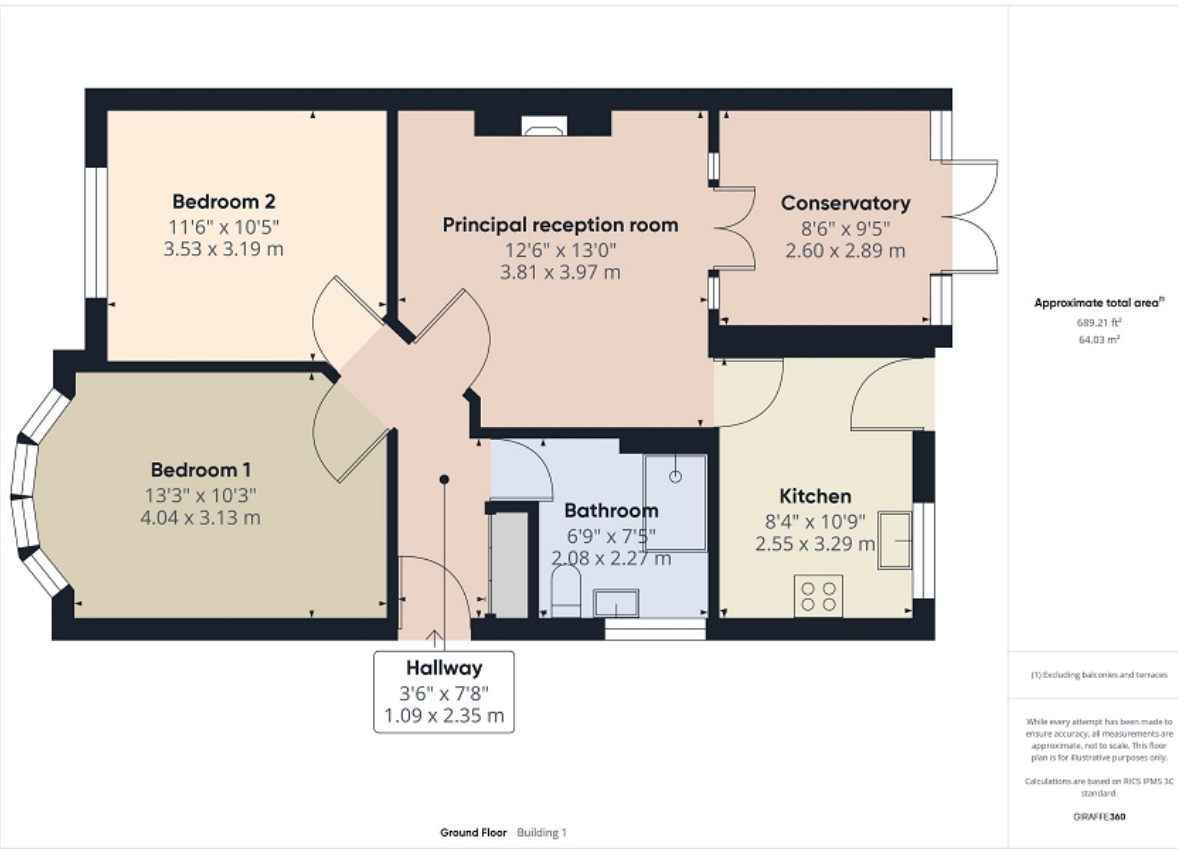
## Tenure

We are informed that the tenure is Freehold


## Council Tax

Band E


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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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.