



Edwards & Co
property sales & lettings

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Rhos Llan
Rhiwbina
Cardiff
CF14

Guide Price: £360,000



- Three double bedroom bungalow
- Sought after location in Rhiwbina
- Garage and off road parking
- Generous front and rear garden
- Within walking distance of Rhiwbina village
- Accessible transport links



Ref: PRA53531

Viewing Instructions: Strictly By Appointment Only

General Description

Three bed bungalow in the highly desirable location of Rhiwbina Edwards & Co are delighted to offer for sale this delightful three bedroom property situated on a quiet street in Rhiwbina within walking distance of all local amenities. This property boasts a generous living area including a large living/dining area, good size kitchen and bathroom and three double bedrooms. This home is also accompanied with a garage and an enclosed, well maintained front and rear garden.



Front & Entrance

Lawn area and paved path and driveway for multiple cars and side access and garage.



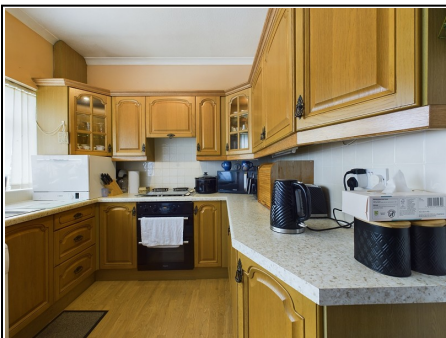
Lounge/Dining Room

Carpet flooring, 2 light fittings, 2 radiators, window to front aspect and 2 glass panel wooden doors to hallway and kitchen, decorative fireplace.



Lounge Area

As described and open plan to dining area



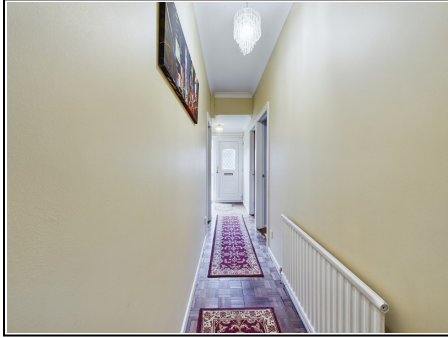
Kitchen

Laminate flooring with fitted light fitting and radiator. Wooden base and wall units with a marble effect square edge worktops. Room for a washing machine, integrated oven and electric hob with integrated fridge and freezer.



Bedroom 1

Parquet flooring, light pendant, radiator and fitted wooden wardrobes, window to front aspect.



Hallway

Parquet flooring, 2 light pendants, obscured glass window and PVC front door to front aspect.



Bedroom 2

Carpet flooring, light pendant, radiator and fitted wardrobes, window to rear aspect.



Bedroom 3

Carpet flooring, light pendant, radiator and window to rear aspect.



Bathroom

Tiled flooring, tiling throughout, light fitting, white vertical towel rail. White bathroom suite comprising of bath with overhead shower, sink and vanity unit with marble effect worktop wc with inset flush, obscured window to front aspect.

Rear Garden

Lawn area, patio sitting area, fence to boundaries, garden shed and greenhouse and access to garage and driveway to side of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	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 (CO₂) emissions. The higher the rating the less impact it has on the environment.