



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Heol Cae-Rhys
Rhiwbina
Cardiff
CF14

POA



- Greatly extended 5 bedroom family sized home
- Principal reception room + extended family/dining room
- Stylish fully fitted kitchen and utility room
- 3 double bedrooms + 2 sizeable single bedrooms
- Family bath/shower room + en-suite + g/floor w/c
- Brightly decorated and well-maintained throughout
- Ample driveway parking and garage
- Well-proportioned front and rear gardens
- Walking distance of Rhiwbina Village and all amenities
- MUST BE VIEWED TO FULLY APPRECIATE



Ref: PRA53563

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located and greatly extended 5 bedroom semi-detached family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this very spacious home. The property benefits from having a modern kitchen, family bathroom/shower room and en-suite shower room to one of the loft bedrooms, together with ample reception rooms and utility room to the ground floor. Simply has to be viewed to fully appreciate the scale of the accommodation on offer.



Driveway & Front Entrance

Paved driveway with space for a few cars, gate to rear garden, detached garage. Steps to the front door and entrance hallway.



Front Garden

Bordered by a low level brick wall, laid to stone chippings with a nice selection of mature plants, small trees and shrubs.



Entrance Hallway

Neutral decoration, pendant light fitting, PVC window to side aspect, under stairs storage area, radiator, herringbone wood block flooring.

Ground Floor WC

Pendant light fitting, PVC window to side aspect. back to wall WC, corner wash hand basin with chrome taps, radiator, laminate flooring.



Principal Reception Room

Papered walls, Pendant light fitting, coving, PVC bay fronted widow to the front aspect, radiator, open fireplace with tiled fire surround and hearth, herringbone wood block flooring.



Family room/dining room

An extended living space with sitting area and dining area.



Family Room

Coved ceiling with a pendant light fitting and wired for wall lights, feature papered wall, feature fire surround, radiator, neutral carpets - opening into the dining area.



Dining Area

Neutral decoration, pendant light fitting, French doors to the rear garden, with side casement windows, radiator, laminate flooring, door to utility room.



Kitchen

Grey, wall, base and drawer units, light roll top work surface with tiled splash back, space for white goods, chrome sink and mixer tap, PVC window to side aspect. Space for range cooker, stainless steel splash back and cooker hood. Tiled flooring - opening into the utility room.



Utility Room

Neutral decoration, flush light fitting, Base and larder unit with light work surface, breakfast bar, combination boiler, space for white goods, PVC stable style door to the garden, PVC window to the side aspect, tiled flooring. Door to dining room/ family room.



First Floor Landing

Neutral decoration, pendant light fitting, PVC window to the side aspect, wooden doors to all rooms, stairs to second floor.



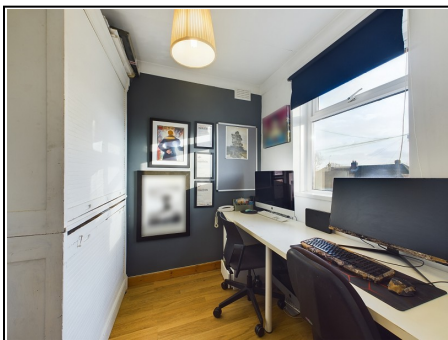
Bedroom 1

Coved ceiling, pendant light fitting, ceiling rose, PVC bay window to the front aspect, fitted wardrobes, above bed pull cord, radiator, neutral carpets.



Bedroom 2

Neutral decoration, pendant light fitting, PVC window to the rear aspect, above bed pull cord, radiator, built in storage cupboards, neutral carpet.



Bedroom 4

Coved ceiling, pendant light fitting, PVC window to the front aspect, radiator, laminate flooring.



Family Bathroom

Part tiled and part painted walls, chrome down-lighters, comprised of a double ended claw foot bath, quadrant shower unit with electric shower, wall mounted wash hand basin, WC, chrome heated towel rail, PVC windows to front and side aspect, tile effect laminate flooring,



Second Floor Landing

Painted white, pendant light fitting, PVC window to the side aspect, storage cupboard, neutral carpets.



Bedroom 3 with En Suite

Coved ceiling, pendant light fitting with ceiling rose, PVC fully opening window to the rear aspect, above bed pull cord, wired for wall lights, radiator, laminate flooring.



En Suite Shower Room

Comprised of modern tiled shower enclosure with black shower, pedestal wash hand basin with black waterfall tap, WC, sage upright heated towel rail, PVC window to the rear aspect, laminate tile effect flooring.



Bedroom 5

Painted white, pitched roof, pendant light fitting, laminate flooring, Velux window.



Rear Garden

Fully enclosed garden with a paved patio area, curved lawn, and chippings border, willow tree, gate to driveway, door to garage.



Decked Terrace

A private decked outside entertaining area and sun-trap overlooking the rear garden.



Garage

Pitched tiled roof, up and over garage door, side access door from garden, three windows, power and light.

Agents Opinion

Traditional Rhiwbina semi-detached home's don't get much larger than this one! The property is enviably located within a stones throw of the lovely Village centre and all it's amazing facilities and within a very short walk of both Rhiwbina and Birchgrove train stations. **BOOK TO VIEW TODAY.**

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



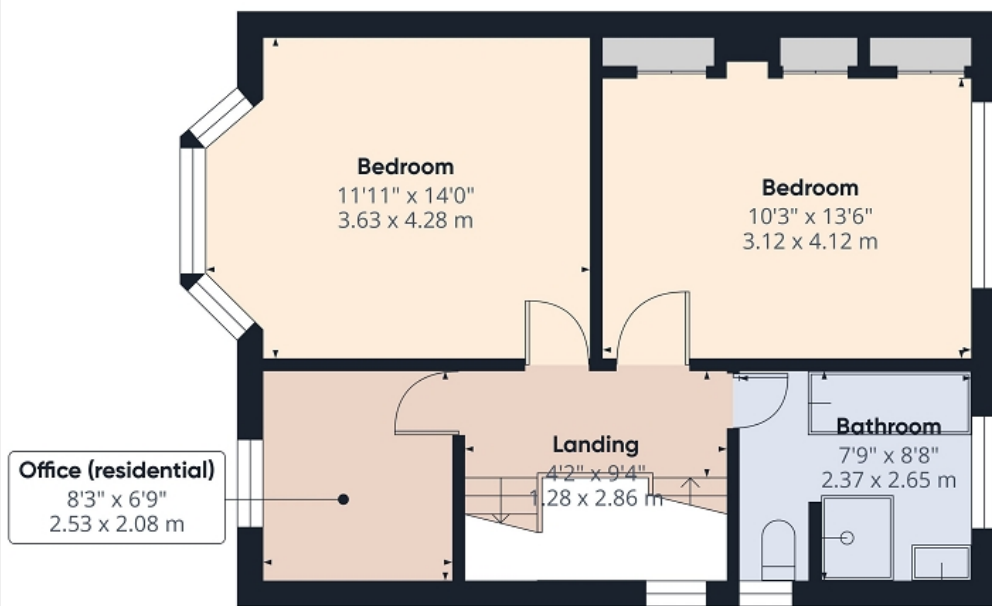
Ground Floor Building 1

Approximate total area⁽¹⁾
639.92 ft²
59.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFI360



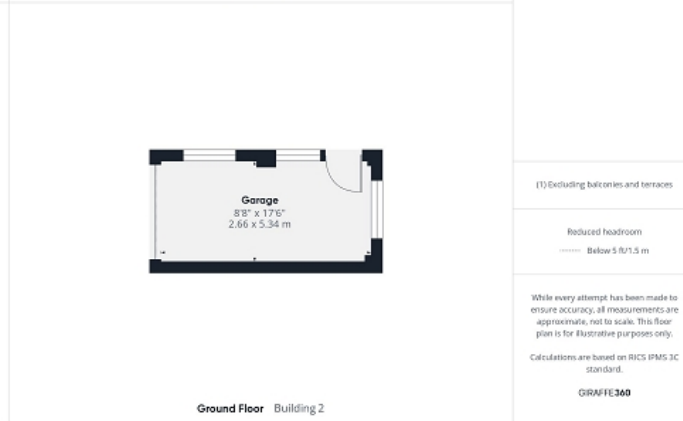
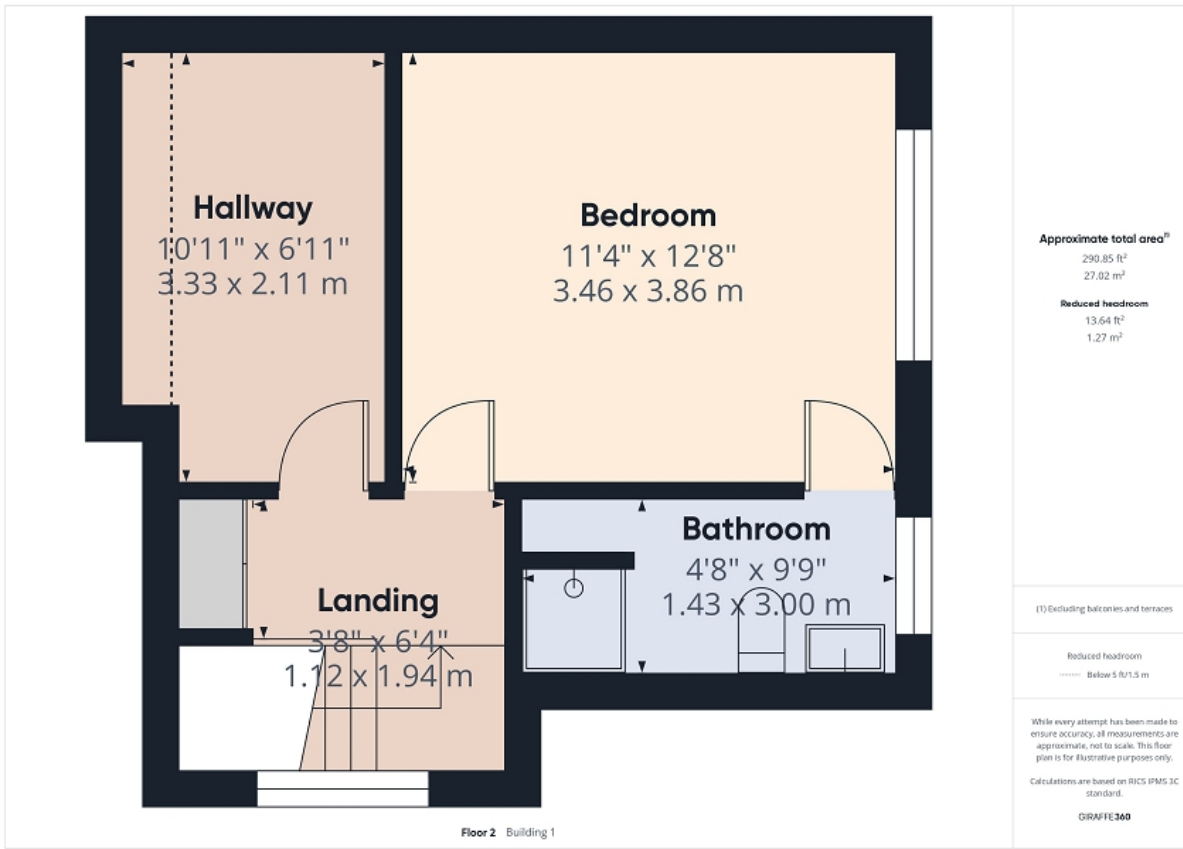
Floor 1 Building 1

Approximate total area⁽¹⁾
475.44 ft²
44.17 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.


GRAFFI360



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		
(69-80) C		
(55-68) D		
(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	

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 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 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.