



Edwards & Co
property sales & lettings

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Brooklyn Close
Cardiff
CF14

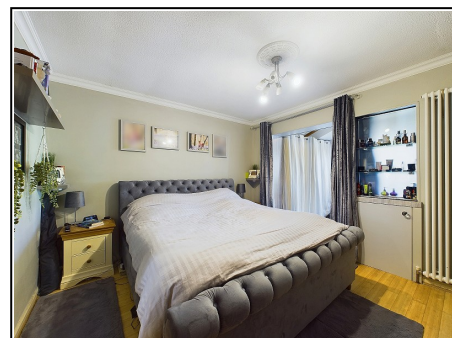
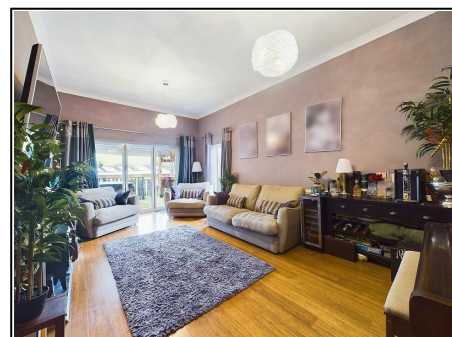
£675,000 Guide Price



- Spacious and ideally located 4 bed detached family home
- 3 reception rooms + modern kitchen
- Master bedroom with dressing area and en-suite
- 3 further ample sized bedrooms
- Family bathroom + ground floor w/c
- Large wooden garden home office/gym with solar panels
- Excellent size rear gardens + decked terraces
- Stream border to rear with open-views across the fields
- Cul-de-sac location close to Rhiwbina Village
- MUST BE VIEWED

Ref: PRA53565

Viewing Instructions: Strictly By Appointment Only



General Description

Ideally located and very spacious 4 bedroom detached family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale another fabulous detached home in one of Cardiff's most sought after locations. The property benefits from having multiple reception rooms and ample bedrooms and is enviably located in this quiet cul-de-sac off Rhiwbina Hill. Must be viewed.



Driveway & Front Entrance

Lawned area bordered by low level brick wall and side access gate. Ample block paved driveway parking leading to covered car port and garage, outside tap, access to rear garden. Steps to Composite front door with glazed side casement window, outside light.



Garage

Single garage with up and over door and side access door. Used as a utility space with plumbing, power and light, rear steps access to the garden below.



Entrance Porch

Entrance hall/boot room with smooth painted walls and ceiling, pendant light fitting, radiator, stained bamboo floor, wood and glazed access door to dining room and to entrance hallway.



Entrance Hallway

Bright and spacious entrance hallway providing access to ground floor w/c, storage cupboard, kitchen and front reception room. Stairs to first floor with a large uPVC window to the side aspect at the half turn, stairs to lower ground floor/ side access door and Principal reception room. Modern decor, carpeted floor, pendant light fitting.

Ground Floor WC

Fully tiled walls, close coupled w/c and wall mounted wash hand basin with chrome taps. Pendant light fitting, window with obscured glazing to side access, electric consumer unit.



Front Reception Room

A generously proportioned family room/sitting room with views across the front aspect. Bright modern decor, carpeted floor, pendant light, radiator, access door to dining room.



Dining Room

A fabulous 'The Ivy' inspired and decorated dining room, again with a large uPVC window overlooking the front aspect. Modern and stylishly decorated, pendant light fitting, two inset spotlights, radiator, wood laminate flooring, door to front reception room.



Kitchen

An excellent sized fully fitted, Wren, cream high gloss kitchen with an extensive range of base, wall and pan drawer units. Black granite work tops with inset porcelain sink and chrome mixer tap, fully tiled splash back, induction hob with AEG carbon filtered extractor above and double oven below, space for upright fridge freezer, integrated dish washer and washing machine. Pendant light fitting, tiled flooring with under-floor heating. Fully glazed door leads out onto the terrace overlooking the rear garden.



Lower Floor Hallway

Carpeted stairs lead down off the entrance hallway. Upvc glazed door leads out to the side of the property and access door to principal reception room. Wood flooring and radiator.



Principal Reception Room

A particularly spacious and high-ceilinged main reception room providing another family room/entertaining space. Suspended hardwood flooring, modern decor, 2 pendant light fittings, large radiator. Bi-folding doors leading out onto covered veranda, tall side window. Door to lower ground floor hallway.



First Floor Landing

Carpeted stairs lead up to first floor landing, brightly decorated, radiator, pendant light fitting, access doors to 4 bedrooms and family bathroom. Loft hatch. Large uPVC window overlooking side access.



Master bedroom with dressing area and en-suite shower/wc

Spacious and extended main bedroom with dressing area and open-plan en-suite shower room and w/c. Modern decor, bamboo natural wood flooring, stylish upright radiator, pendant light fitting, open access to:



Dressing Area

Wardrobe space, access to en-suite shower room and w/c, sloped ceiling with Velux window, uPVC window to rear aspect, wood floor, radiator, pendant light fitting and modern decor. Open access to:



En Suite Shower Room to Bedroom 1

Stylish en-suite shower room/WC, large walk-in shower with chrome rainforest head shower and three shower jets, vanity wash hand basin and close coupled 'back to wall' w/c. Tiled floor and walls, under-floor heating, spotlights and radiator. Large uPVC window with obscured glazing to rear aspect.



Bedroom 2

Another excellent-size double bedroom with large uPVC window overlooking the front aspect. Modern 'teen inspired' decor, large radiator, carpeted floor and pendant light fitting. Door to storage cupboard.



Bedroom 3

Double bedroom decorated in bright, pastel colours. Large uPVC window overlooking rear garden and fields beyond, carpeted floor, radiator pendant light fitting.



Bedroom 4

Bedroom 4 is also a double bedroom, this time with uPVC window overlooking the front aspect. Painted walls, carpeted floor, radiator, pendant light fitting, door to storage cupboard.



Family Bathroom

Modern family bathroom with tiled walls and floor. Comprised of a white bath with chrome shower above and waterfall tap, oval bowl sink on top of vanity unit, waterfall tap and 'back to wall' w/c. Large illuminated wall mirror. Upvc window with obscured glazing, six chrome down-lighters and chrome heated towel rail.



Decked Terrace with Veranda

Covered decked terrace/veranda with sloped roof and three Velux windows, inset down-lighters, artificial grass floor covering. Hot tub, Tiki-style outside bar, outside socket, outside light and heater. Fabric blinds. Steps with wooden balustrade lead down to rear garden. Open views across garden and fields beyond.



Rear Garden

Laid mainly to lawn with gravel pathway leading to an additional decked terrace, partly covered with artificial grass, and in turn leads to the large home office/gym area. To the rear of the decked terrace is the stream border and defined boundary with open fields views.



Home Office/Gym

A very sizeable garden building with 2 uPVC access doors and 2 Upvc french doors opening onto main garden area. The building benefits from having roof mounted solar panels for power, and is divided inside into approximately 1/3 office space and 2/3 gym/dance studio space. To the rear of the building is an additional decked terrace sitting area overlooking the stream border and fields beyond.

Agents Opinion

This is a particularly spacious and versatile detached home in Rhiwbina that occupies a generous plot and enviably backs on to protected open-fields with stream border. This really has to be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

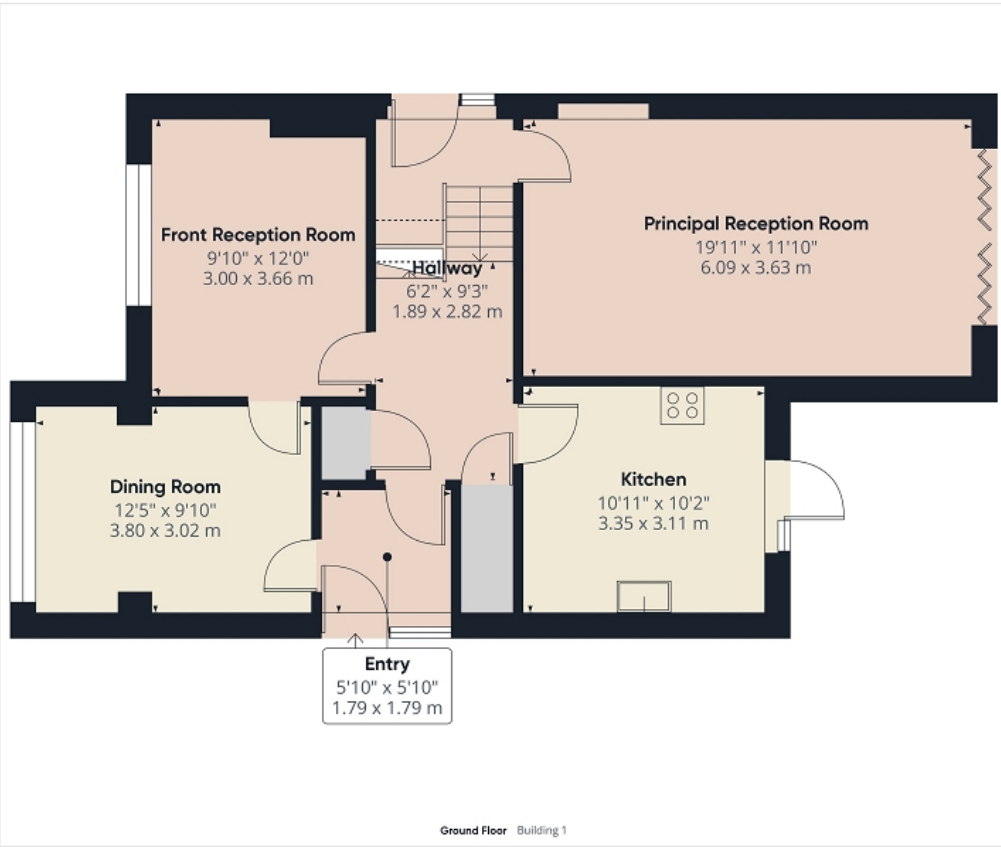
EPC Rating:67

Tenure

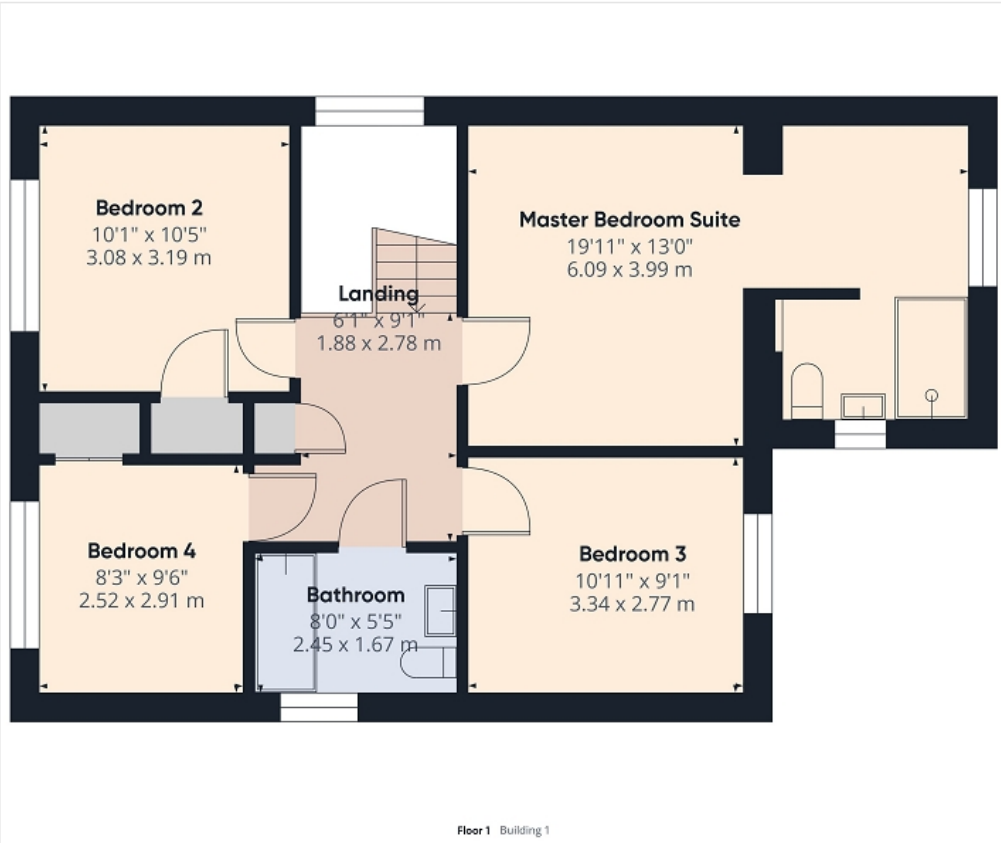
We are informed that the tenure is Freehold

Council Tax

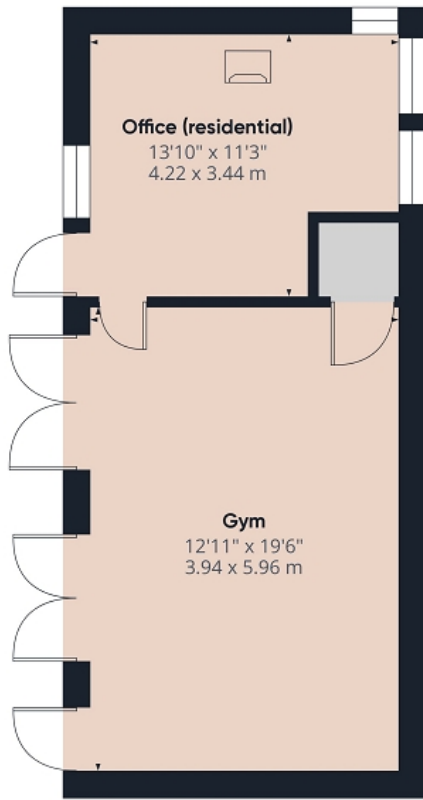
Band G



Approximate total area⁽¹⁾	751.32 ft ² 69.8 m ²
Reduced headroom	5.55 ft ² 0.52 m ²
(1) Excluding balconies and terraces	
Reduced headroom	Below 5 ft/1.5 m
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.	
GRAFFTE360	



Approximate total area⁽¹⁾	651.31 ft ² 60.51 m ²
(1) Excluding balconies and terraces	
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GRAFFTE360	



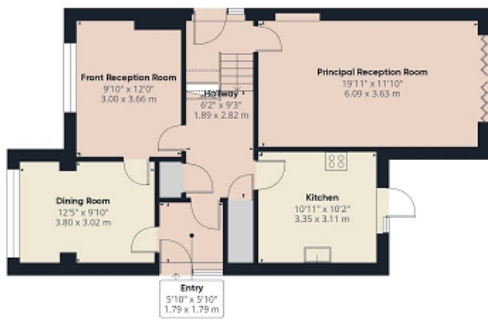
Ground Floor Building 2

Approximate total area⁽¹⁾
408.71 ft²
37.97 m²

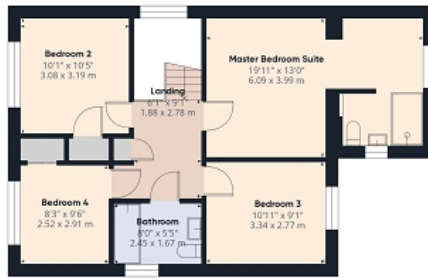
(1) Excluding balconies and terraces

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GRAFFI:360



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1811.34 ft²
168.28 m²

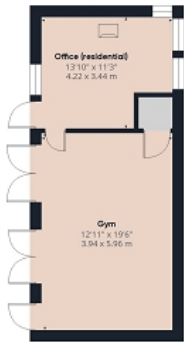
Reduced headroom
5.55 ft²
0.52 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m


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.


GRAFFI:360



Ground Floor Building 2

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		77
(55-68) D	67	
(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.