



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
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Maes-Y-Deri
Cardiff
CF14

Guide Price £525,000



- Superb and spacious 2/3 bedroom detached bungalow
- Extensive corner plot with driveway and garage
- Large family room/dining room + front reception/bed 3
- 2 spacious double bedrooms both with en-suites
- Modern fitted kitchen + sunroom side extension
- Loft room accessed with drop down ladder
- Potential to extend and improve STPP
- Ideally located close to all local amenities
- Early viewing's recommended

Ref: PRA53568

Viewing Instructions: Strictly By Appointment Only

General Description

Very well-proportioned detached 2/3 bedroom bungalow on generous corner plot in Rhiwbina Village Edwards and Co are delighted to offer for sale this fabulous property, enviably located within a short, level walk of Rhiwbina Village and all its local amenities. Set within sizeable, well defined gardens, the property offers exceptional potential to extend or improve if so desired. **MUST BE VIEWED**

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:53

Tenure


We are informed that the tenure is Freehold


Council Tax

Band Not Specified



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		75
(55-68) D		
(39-54) E	53	
(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.