



**Edwards & Co**  
property sales & lettings

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Pen-Y-Dre  
Rhiwbina  
Cardiff  
CF14

Guide Price £475,000



- Superb and fully renovated 3 bedroom Garden Village home
- Dual aspect principal reception room/family room
- Separate dining room/second reception room
- Modern kitchen + larder cupboard + ground floor w/c
- 2 excellent size double and 1 sizeable single bedroom
- Stylish family bathroom
- Private and enclosed front and rear gardens
- Garage with access to rear garden
- Beautifully presented and ideally located
- MUST BE VIEWED TO FULLY APPRECIATE



Ref: PRA53583

Viewing Instructions: Strictly By Appointment Only

## General Description

\*An absolutely glorious example of a red-brick, beautifully presented and renovated 3 bedroom Garden Village home\*  
Edwards and Co are delighted to offer for sale this sympathetically renovated family-sized home in Rhiwbina. The property offers very well-proportioned accommodation over 2 floors with front and rear gardens and garage to rear.  
**MUST BE VIEWED.**

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### Front Garden

Enclosed front garden with wooden gate, pathway, laid to lawn with mature hedgerow boundaries and planted borders.

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### Entrance Porch

Wooden external entrance door with glazed panels, tiled floor, door to entrance hallway.

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### Entrance Hallway

Brightly decorated and inviting entrance hallway with doors off to principal reception/family room, dining room and kitchen, carpeted stairs to first floor, tiled floor, radiator, pendant light fitting.

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### Principal Reception Room/Family Room

A beautifully decorated dual aspect living space described in detail as follows:

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## Principal Reception Room

A cosy sitting room area with wood block flooring, modern decor, exposed painted beams, open fireplace with slate hearth and log burning stove, wooden window to front aspect, radiator, pendant light fitting.



## Family Room

Open plan to the principal reception area is the family area. The bright, modern decor and flooring continues through. Radiator and door to rear garden.



## Dining Room

Bright, modern decor, exposed painted beam, original wood block flooring, window to front aspect, covered fireplace, radiator, pendant light fitting.

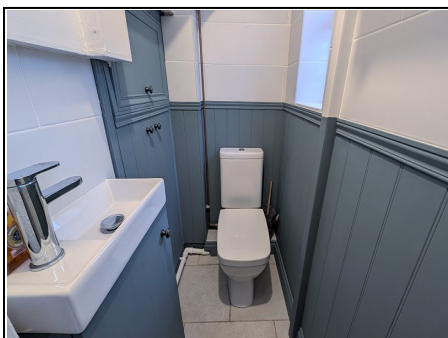


## Kitchen

Modern 'shaker-style' fully fitted kitchen with a range of white base and wall units and wooden 'chopping block' work tops, inset sink. Bosch fitted oven and induction hob, extractor unit above, space for white goods. Window overlooking the rear garden. Pendant light fitting, radiator, door to larder cupboard and door to ground floor w/c, access to rear door. Oak effect laminate flooring.

## Pantry

A lovely original addition to the kitchen, space and plumbing for washing machine, storage, shelving, window to side aspect, combination boiler, electric consumer unit, laminate flooring.



## Ground Floor WC

Close coupled w/c and pedestal wash hand basin, window to side aspect, tiled floor and tiled walls, pendant light fitting, gas meter.



## First Floor Landing

Carpeted staircase from entrance hallway, bright, modern decor, window to side aspect, loft hatch and pendant light fitting, doors to all bedrooms and family bathroom.



## Bedroom 1

An excellent size double bedroom. Bright modern decor, picture rail, carpeted floor, open fireplace, pendant light fitting, radiator, window to front aspect.



## Bedroom 2

Another spacious double bedroom, brightly decorated, picture rail, open fireplace, carpeted floor, radiator, pendant light fitting, window to front aspect.



## Bedroom 3

Although smaller than bedrooms 1 and 2 this certainly is a very good 3/4 sized bedroom. Bright, modern decor, picture rail, carpeted floor, radiator, pendant light fitting, window overlooking rear garden.



## Family Bathroom

Stylishly finished and furnished first floor family bathroom, panelled bath with glazed shower door and shower over bath, close coupled w/c and pedestal wash hand basin, tiled walls and floor, ceiling spotlights, towel rail radiator. Window with obscured glazing to rear aspect.



## Rear Garden

A very private and rear north-westerly facing garden. Laid mainly to lawn with mature hedgerow boundaries and planted borders. Pathway leads to paved sitting area, vegetable patch and garage access.

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## Paved sitting area

Feature circular paved area with Cotswold stone inlays.

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## Garage

One of a block of garages with up and over door and rear door access to garden.

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## Agents Opinion

Garden Village homes do not get much better than this. This really is an excellent example of what a Grade 2 listed property can be transformed into. The property is enviably located close to all local amenities and within only a stones throw from the Village centre itself. The property has more recently had planning approval for a ground floor extension however this has now lapsed. Early viewing's are strongly recommended.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

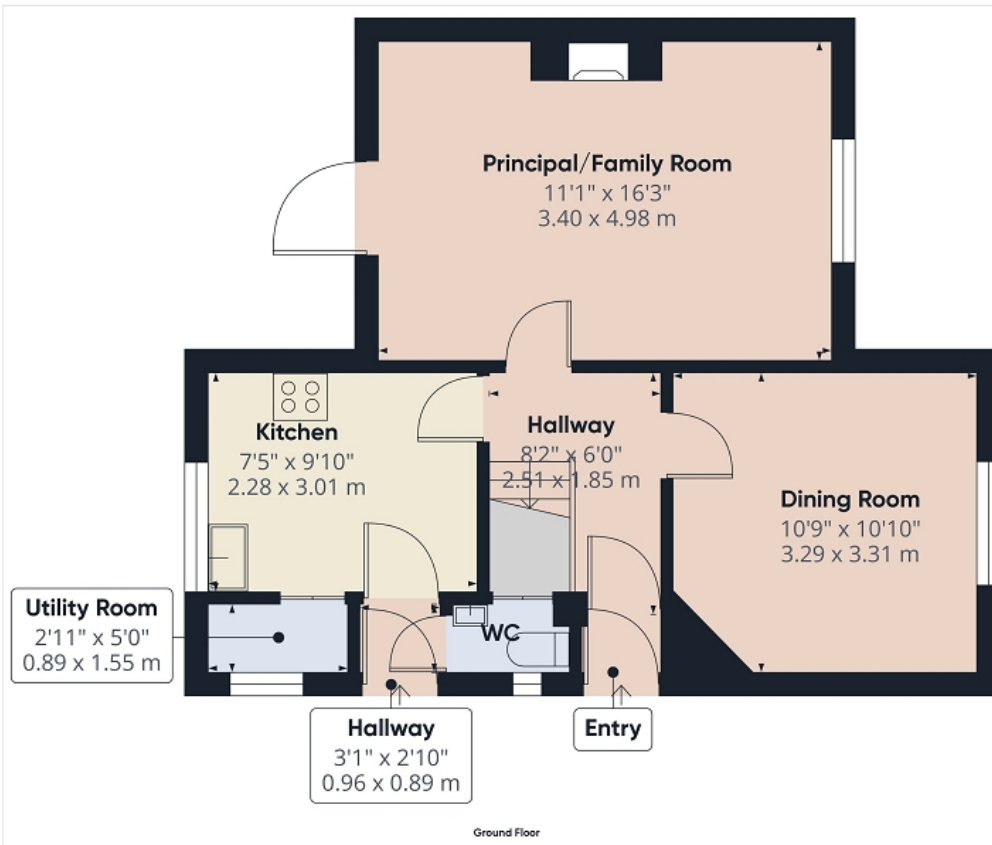
We are informed that the tenure is Freehold

## Council Tax

Band F

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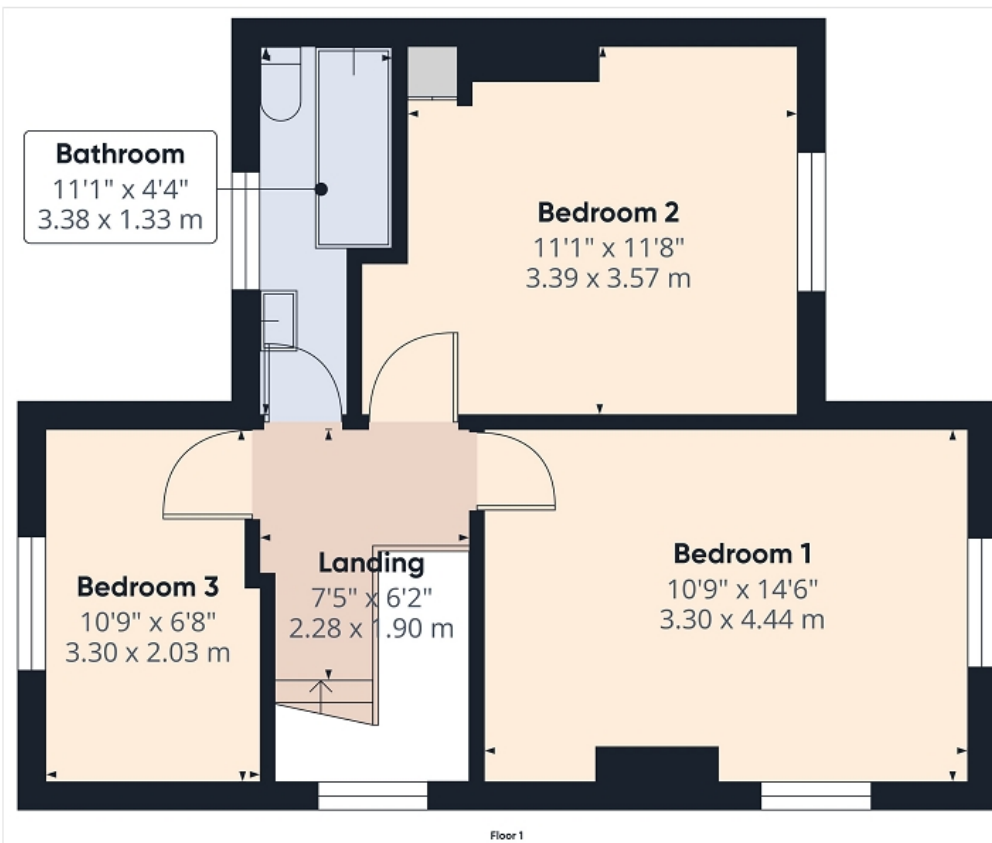
Approximate total area<sup>(1)</sup>  
462.85 ft<sup>2</sup>  
43 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFTE360



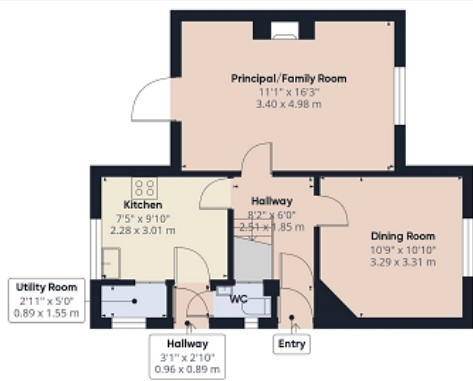
Approximate total area<sup>(1)</sup>  
445.51 ft<sup>2</sup>  
41.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
908.36 ft<sup>2</sup>  
84.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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GRAFFI:300

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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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.