



**Edwards & Co**  
property sales & lettings

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**Heol Nant Castan**  
**Cardiff**  
**CF14**

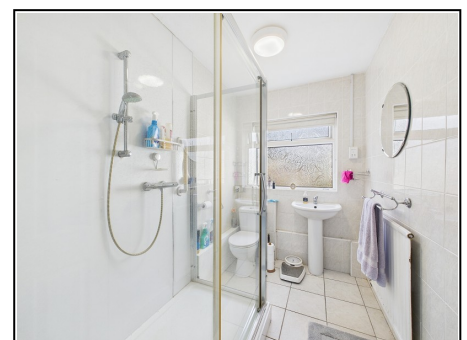
**Guide Price £350,000**



- Enviably located 2 double bedroom semi-detached bungalow
- Lovely kitchen open-plan to sitting room/dining room
- Excellent size principal reception room
- 2 generously-sized double bedrooms
- Shower room/wc
- Lengthy driveway + garage
- Private and enclosed rear garden + front garden
- Ideally located for bus routes and all local amenities
- **MUST BE VIEWED TO BE FULLY APPRECIATED.**

**Ref: PRA53584**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*Perfectly located and well-proportioned 2 double bedroom bungalow in Rhiwbina\* Edwards and Co are delighted to offer for sale this fabulous and very well-maintained bungalow, enviably located at the foot of Heol Nant Castan. The property offers spacious accommodation together with lovely gardens, ample driveway parking and garage. MUST BE VIEWED.

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### Front Garden

Lawned front garden with boundary wall and planted borders adjacent to 2 parking spaces.

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### Driveway

Lengthy concrete driveway parking leading to semi detached garage and access to the rear garden. Low block boundary wall.

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### Entrance Porch

Recessed storm porch with Upvc access door to hallway.

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### Entrance Hallway

Bright and inviting entrance hallway with light decor, carpeted floor, pendant light fittings, radiator, loft hatch. Access doors to bedrooms 1 and 2, principal reception room, sitting room and shower room/wc.

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## Bedroom 2

Spacious double bedroom, recently re-decorated, carpeted floor, pendant light fitting and radiator. Upvc window overlooking the front aspect.



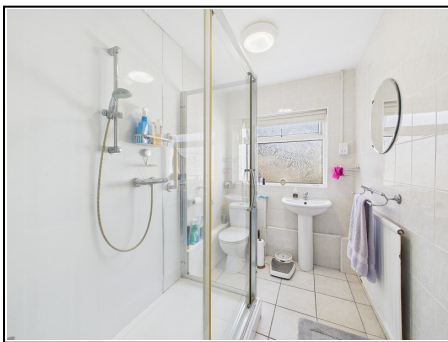
## Principal Reception Room

An excellent size principal sitting room, brightly decorated, carpeted floor, pendant light fitting, radiator, chimney breast with electric fire.



## Bedroom 1

Another very well-proportioned double bedroom, this time with uPVC window overlooking the rear garden. Bright decor, carpeted floor, radiator and pendant light fitting.



## Shower Room/Wc

Located at the far end of the entrance hallway the shower room comprises of a large shower cubicle with mixer shower, close coupled wc and pedestal wash hand basin. Tiled walls and floor, ceiling light and radiator. Upvc window with obscured glass overlooking rear aspect.



## Sitting/Dining Room

Well-proportioned sitting room/dining room open-plan to the kitchen. Carpeted floor, brightly decorated, uPVC window to side aspect, high window over the hallway, radiator, ceiling light.



## Kitchen

Open-plan to the dining room/sitting room, impressive range of base and wall units, marble effect work tops, electric hob with extractor over and oven and grill below, sink with mixer tap, uPVC window to side aspect and French doors to rear garden. Tiled floor, bright decor, strip light to ceiling. Space for fridge/freezer, plumbed for washing machine.

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## Rear Garden

A very private and enclosed rear garden with fence and block wall boundaries. Lawn and vegetable patch, planted borders, large paved terrace. Access to garage.

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## Patio Terrace

Large paved outdoor seating area overlooking the rear garden. Access gate to driveway.

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## Garage

Block and rendered semi-detached single garage/workshop. Up and over door to driveway, door to garden, window, power and light.

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## Agents Opinion

An ideally located and spacious 'perfect-bungalow' in this very popular Rhiwbina side street. Perfectly proportioned and laid out, the well-maintained and decorated property will be the ideal down-sizer. Early viewing's recommended.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

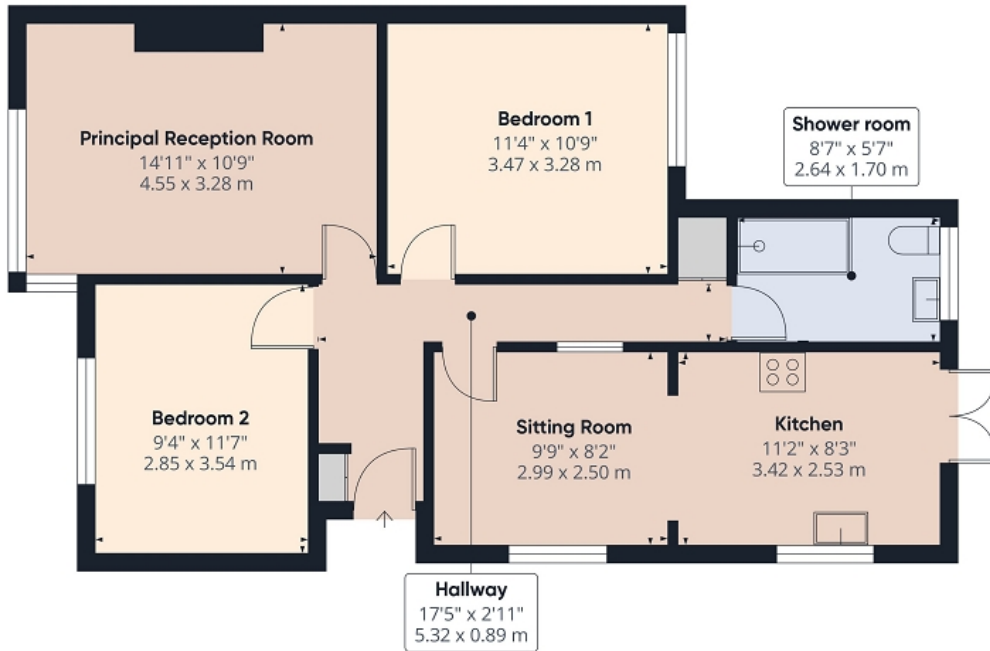
We are informed that the tenure is Freehold

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# Council Tax

Band E

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Ground Floor Building 1

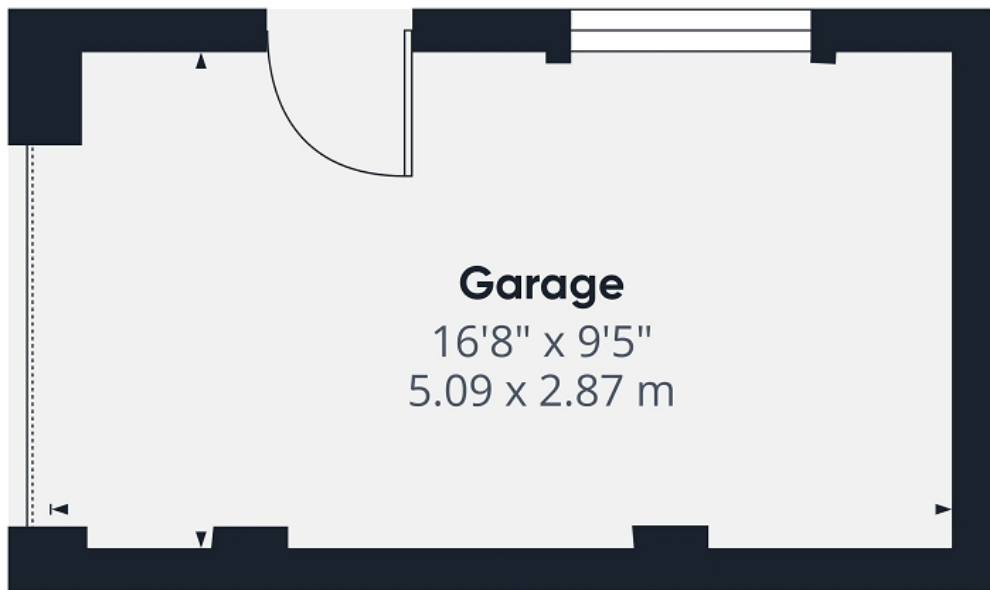
Approximate total area<sup>(1)</sup>  
706.11 ft<sup>2</sup>  
65.6 m<sup>2</sup>

(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.

GRAFI360



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
154.46 ft<sup>2</sup>  
14.35 m<sup>2</sup>

(1) Excluding balconies and terraces



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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.

GRAFI360



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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92+)	<b>A</b>		(92+)	<b>A</b>	
(81-91)	<b>B</b>		(81-91)	<b>B</b>	
(69-80)	<b>C</b>		(69-80)	<b>C</b>	
(55-68)	<b>D</b>		(55-68)	<b>D</b>	
(39-54)	<b>E</b>		(39-54)	<b>E</b>	
(21-38)	<b>F</b>		(21-38)	<b>F</b>	
(1-20)	<b>G</b>		(1-20)	<b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<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.

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.