



Edwards & Co
property sales & lettings

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Rhiwbina Hill
Cardiff
CF14

POA



- Spacious 4 bedroom 3 reception room family-sized home
- Large plot with front and rear gardens + stream border
- Superb and extended kitchen/breakfast/family room
- Principal reception room + formal dining room
- 4 very well-proportioned bedrooms
- Family bath/shower room + ground floor w/c
- Driveway parking + tandem garage/workshop
- Envious location close to Village centre and local amenities
- Rhiwbeina PS, Ysgol y Wern and Whitchurch HS catchments
- MUST BE VIEWED TO FULLY APPRECIATE

Ref: PRA53586

Viewing Instructions: Strictly By Appointment Only



General Description

Superb and spacious 4 bedroom detached family-sized home on Rhiwbina Hill Edwards and Co are delighted to offer for sale this unique property set on this amazingly-proportioned, and very private, plot with stream border. The property offers extended ground floor accommodation together with 4 bedrooms and family bathroom/shower room. Must be viewed to be fully appreciated.



Driveway & Front Entrance

The property nestles very privately behind the mature hedgerow and block boundary wall. There is a pedestrian entrance to the south side of the property and a vehicular entrance to the north side. The driveway is paved and borders the lawn of the front garden. The driveway leads to the detached tandem garage/workshop and side access to rear garden and terrace.



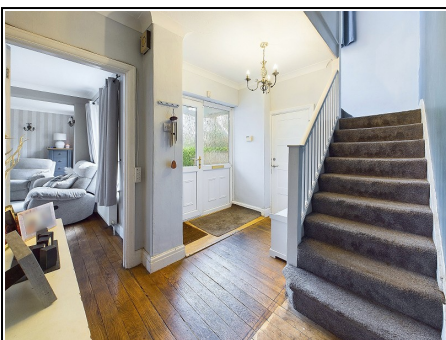
Front Garden

Laid mainly to lawn with paved border leading to front door and access door to rear garden. Mature hedgerow and planted borders.



Covered Storm Porch

Covered storm porch canopy providing cover for the front hallway access door. Double glazed door to hallway.



Entrance Hallway

Bright and inviting entrance hallway, modern decor, stripped and varnished original wood flooring, carpeted stairs to first floor, access doors to principal reception room, kitchen/family room and dining room and ground floor w/c.



Ground Floor WC

Modern w/c and pedestal wash hand basin, part tiled and part painted walls, tiled floor, ceiling light.



Principal Reception Room

A superbly proportioned main living area with multiple uPVC windows to the front and rear aspect together with the glazed access door to the rear terrace. Modern decor, stripped and varnished wood flooring, feature open fireplace, wall lights and radiators.



Dining Room

A beautifully presented formal dining room with uPVC windows to front and side aspect. Decorated in period/heritage colours with stripped and varnished original wood flooring, central pendant ceiling light and radiator. Feature open fireplace.



Kitchen/Breakfast Area

The true jewel in the crown of the interior of this fabulous property is the central kitchen/breakfast/family room. The kitchen is fitted with an impressive range of floor and wall units and central Island as described Bright, modern decor with painted walls and tiled flooring, feature radiator, ceiling spotlights. Double glazed wooden doors and windows with sloping roof windows to the family area and double French doors open onto rear terrace.



Family Room

Open plan to the kitchen breakfast area is the Orangery-style extension providing plentiful family/entertaining space overlooking the rear garden and terrace.



First Floor Landing

Brightly decorated, carpeted stairs lead up from the entrance hallway, 2 uPVC windows overlook the front aspect, access doors to all bedrooms, family bathroom and storage. Loft access and pendant light fitting.



Bedroom 1

A very well-proportioned main bedroom with uPVC windows to front, side and rear aspect. Brightly decorated, carpeted floor, 2 pendant light fittings and radiator.



Bedroom 2

Another excellent size double bedroom with uPVC window overlooking the rear garden. Modern decor, carpeted floor, pendant light fitting and radiator.



Bedroom 3

Another very well-proportioned double bedroom this time with the uPVC window overlooking the front aspect and toward the Golf Course. Modern decor, carpeted floor, pendant light fitting and radiator.



Bedroom 4

Currently used as a dressing room, bedroom 4 is a generously proportioned 3/4 size bedroom and has its uPVC window overlooking the rear aspect. Modern decor, laminate flooring, ceiling light and radiator.



Bath/Shower Room

A spacious family bathroom/shower room with freestanding bath with mixer taps, separate quadrant shower enclosure with mixer shower, close coupled wc and pedestal wash hand basin. Tiled walls and floor, ceiling lights and towel rail radiator. Upvc window to side aspect.



Decked Terrace

An extensive wooden decked terrace/outside entertaining area overlooking the rear garden with 'below-deck' storage space. Access to the garage/workshop and to the front garden alongside both sides of the property.



Rear Garden

A fantastic 'park-like' rear garden laid mainly to lawn with mature, well-defined boundaries. Mature trees and planted shrubs, stream border to far end, additional decked seating area.



Detached Garage/Workshop

Block and rendered double length tandem garage with pitched tiled roof, Up and over main door plus side access door. Power and light.

Agents Opinion

A truly spectacular 4 bedroom property set on this fabulous plot of land on Rhiwbina Hill. Rarely does a property of this magnitude come to market, so when it does we would strongly recommend early viewing's. There is an abundance of family and formal living space together with sufficient first floor bedrooms. The gardens are simply amazing and amongst the largest in the area. Superb!

Services

Mains electricity, mains water, mains gas, mains drainage

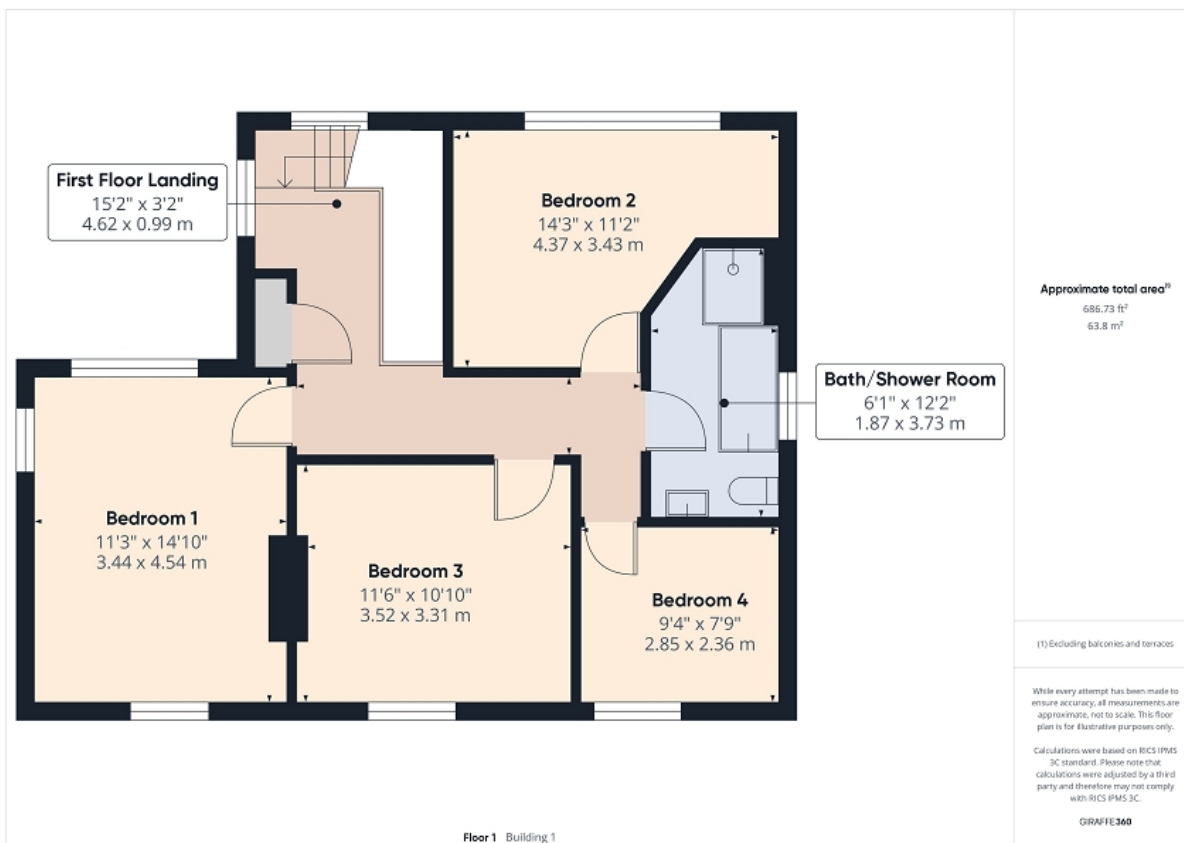
EPC Rating:57

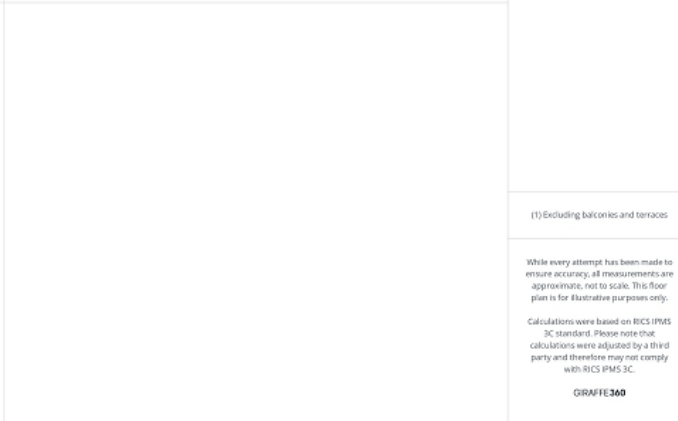
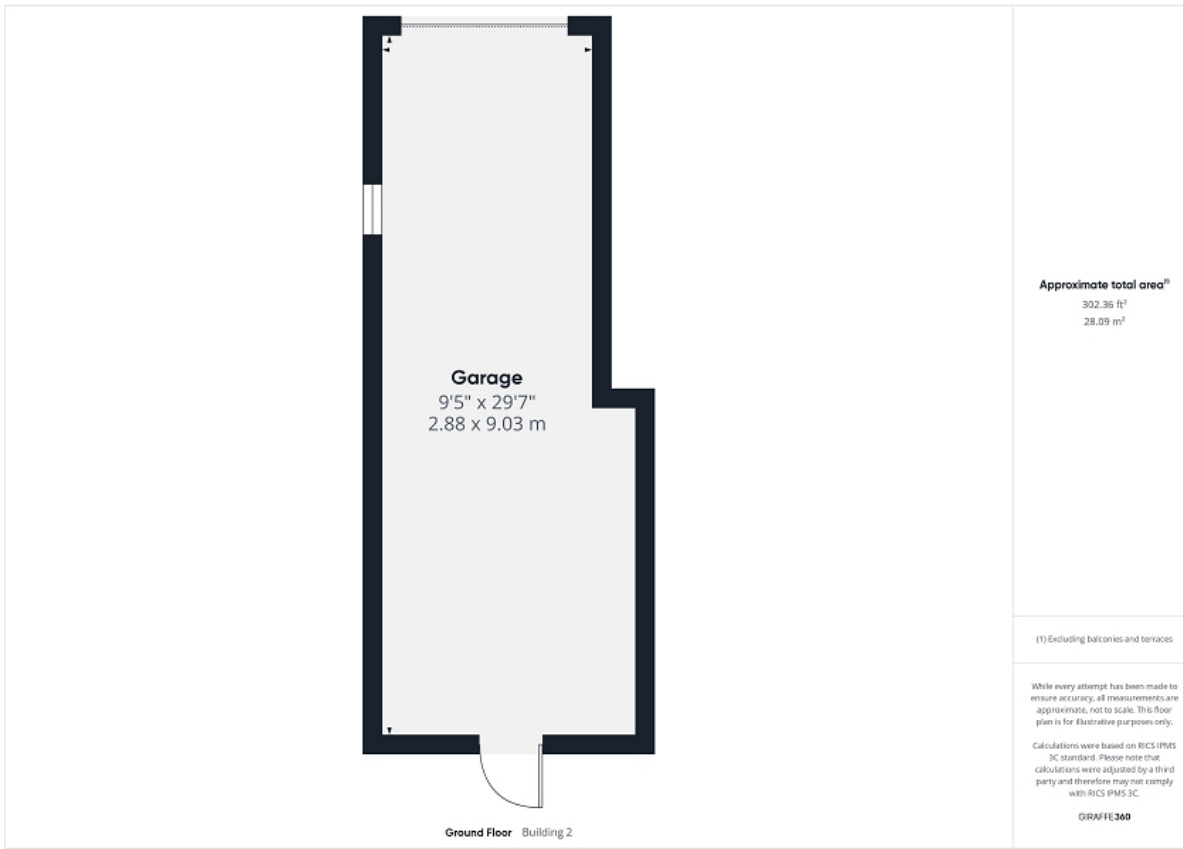
Tenure

We are informed that the tenure is Freehold


Council Tax


Band G





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		71
(55-68) D	57	
(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.