

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA 02920 616200 | sales@edwardsandco.co.uk

# Coed-Yr-Ynn Rhiwbina Cardiff CF14

## Offers in region of £320,000



- · Semi-detached bungalow in Rhiwbina
- · Two double bedrooms with wood block flooring
- · Spacious lounge/diner
- Excellent size fitted kitchen
- Family bathroom + recent Worcester combi boiler
- Gardens + driveway offering off road parking
- Close to local amenities & transport links
- Arrange to view today
- · Exceptional potential









#### Ref: PRA53592

Viewing Instructions: Strictly By Appointment Only



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OnTheMarket

## **General Description**

\*AVAILABLE NOW - VIEWINGS TAKING PLACE IMMEDIATELY - 2 double bed semi detached bungalow in Rhiwbina\* Offering two double bedrooms, kitchen, living room, bathroom & southerly facing rear garden. The property will need updating however is otherwise in very good order throughout. This property is close to all local amenities and transport links. \*Pro photos, floor plan and 360 tour to follow\* Offered to the market with NO ONWARD CHAIN.









**Entrance Hallway** 



### Bathroom





Bedroom 2



Kitchen

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

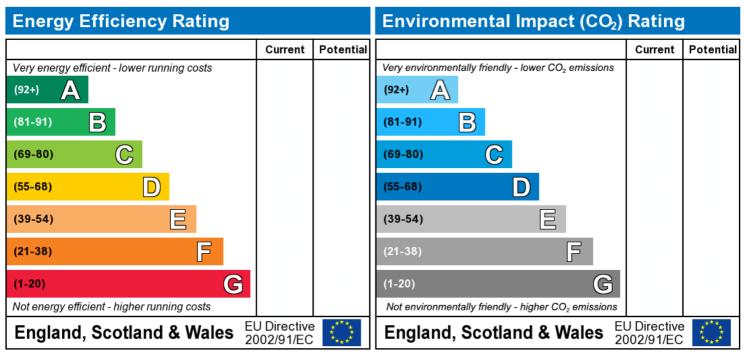
We are informed that the tenure is Freehold

**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.



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  $(CO_2)$  emissions. The higher the rating the less impact it has on the environment.