



Edwards & Co
property sales & lettings

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

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.



Driveway



Front Garden



Entrance Hallway



Bathroom



Bedroom 1



Bedroom 2



Lounge/diner



Kitchen

Services

Mains electricity, mains water, mains gas, mains drainage



Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

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