



Edwards & Co
property sales & lettings

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Rhos Llan
Cardiff
CF14

POA



- Superb and spacious 2 double bedroom bungalow
- Fabulous open-plan kitchen/dining room
- 2 excellent size double bedrooms - 1 with fitted wardrobes
- Modern and stylish family bathroom with separate shower
- Additional principal reception room
- Brightly decorated throughout
- Driveway parking and detached garage to rear
- Private and enclosed rear garden + front garden
- Close to local parkland and Village centre
- NOT TO BE MISSED

Ref: PRA53603

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and extended 2 double bedroom semi-detached bungalow in Rhiwbina Edwards and Co are delighted to offer for sale another fabulous bungalow in this highly desirable address. The property has been significantly extended and greatly improved by the current owners and offers spacious accommodation and fabulous gardens and all within only a short walk to all the local amenities Rhiwbina has to offer.



Driveway

Ample block paved driveway parking area adjacent to the lawn of the front garden. Wooden gates open to the driveway to the side of the property that in turn leads to the detached garage.



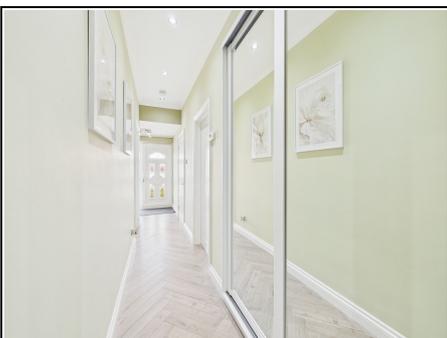
Front Garden

Laid mainly to lawn with planted border.



Entrance Porch

Upvc entrance door leads into the bright and welcoming internal entrance porch.



Entrance Hallway

Brightly decorated entrance hallway with access doors to all rooms. Sliding mirrored storage, LVT flooring, spotlights to ceiling.



Bath/Shower Room

Modern and stylish family bathroom with panelled bath, separate shower cubicle with mixer shower, vanity wash hand basin and concealed cistern w/c. Part tiled and part painted walls, Velux roof window.



Bedroom 1

Obviously the current owners are using this room as their main reception/sitting room. Beautifully decorated and spacious main lounge with Upvc window overlooking the front aspect. Carpeted floor, ceiling light.



Bedroom 2

Sizeable double bedroom with Upvc window overlooking the front aspect. Plenty of room for double bed and bedroom wardrobes and occasional furniture. Carpeted floors, ceiling light.



Lounge

Again, as depicted, the vendors are using this room as their main bedroom. Another excellent size room this time with French door and windows opening to the rear of the property. Fitted wardrobes, carpeted floor, ceiling pendant.



Kitchen/Dining Room

A fabulous and extended open-plan kitchen/dining/ breakfast/utility area with doors opening onto the rear terrace and garden. Brightly decorated with LVT flooring and spotlighting to the ceiling.



Kitchen

An impressive range of floor and wall units in light cream colour with central island with additional storage and inset sink with mixer tap. Space for range-style cooker and American style fridge/freezer and plumbed for utility appliances. Integrated dishwasher to island unit, granite effect work surfaces. Velux roof window.



Dining Area

In addition to the breakfasting area is the recessed dining area with doors leading out to the rear terrace and garden. French doors open internally to bedroom 1. Velux roof window.



Rear Garden

A beautifully maintained and very private and enclosed rear garden laid mainly to lawn with coloured tarmacadam patio area and driveway to side. Brick and fence boundaries and planted borders.



Patio Terrace

Coloured tarmacadam, low maintenance base providing an outside seating area overlooking the rear garden.



Detached Garage

Block and rendered single garage with up and over door and side window.

Agents Opinion

This truly is a fabulous example of a beautifully presented and extended bungalow in the very heart of Rhiwbina. With Farrow and Ball accents throughout, no stone has been left unturned in creating an amazing home within a short walk of Rhiwbina Village centre and all its wonderful amenities. Must be viewed to fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor Building 1

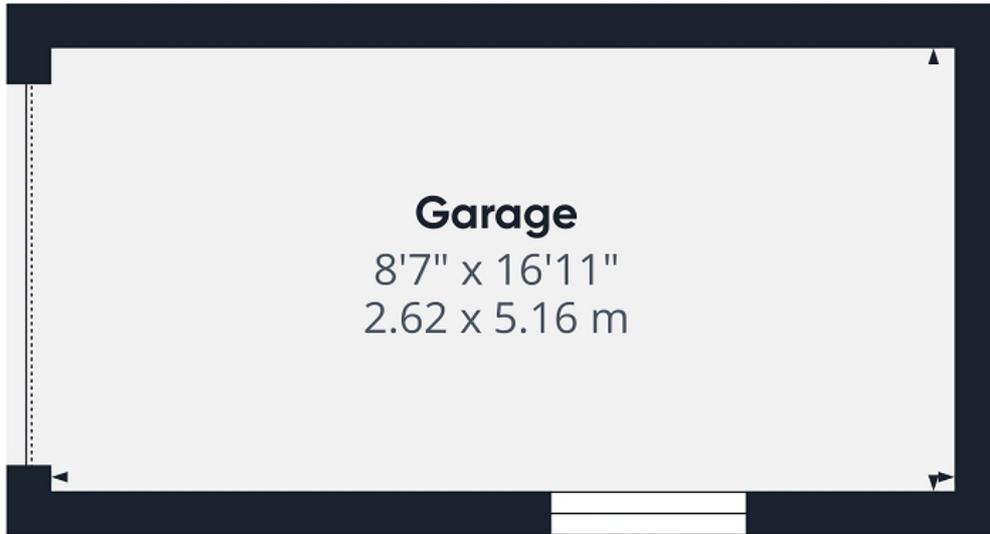
Approximate total area⁽¹⁾
917.95 ft²
85.28 m²

(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.

GRAFTE300



Ground Floor Building 2

Approximate total area⁽¹⁾
149.08 ft²
13.85 m²

(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.

GRAFTE300



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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+) A			(92+) A
(81-91) B		82	(81-91) B
(69-80) C	70		(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.