

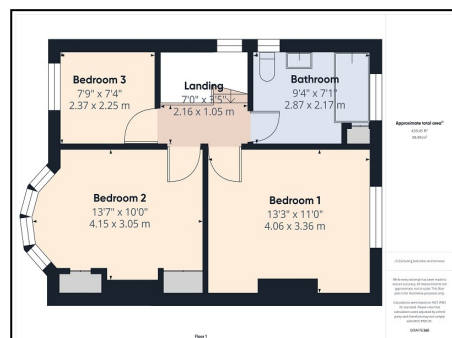


Edwards & Co
property sales & lettings

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

Wenallt Road
Cardiff
CF14

£380,000



- 3 bedroom family-sized home in Rhiwbina
- 2 excellent size reception room + sun room
- Very well-proportioned kitchen/breakfast room
- 2 double and 1 single bedrooms
- Family bathroom + ground floor w/c
- Ample driveway parking + garage
- Private and enclosed rear garden
- Ideally located for all local amenities
- Exceptional potential

Ref: PRA53604

Viewing Instructions: Strictly By Appointment Only

General Description

Traditional bay-fronted 3 bedroom family-sized home in prime Rhiwbina location Edwards and Co are pleased to offer for sale this ideally located and very well-proportioned semi-detached house on Wenallt Road. The property requires modernisation throughout however offers incredible potential to upgrade and improve if desired. Must be viewed.



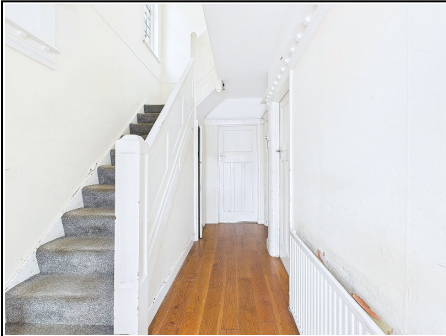
Entrance Porch

Quarry tiled floor to Entrance Porch. Arched entrance leading to PVC front door.



Driveway

Tarmac driveway for multiple vehicles leading to garage. Lawned area with mature trees and shrubs to the right of the driveway.



Entrance Hallway

A bright and spacious hallway with staircase, laminate wood effect flooring, radiator, panelled doors to all rooms.



Living Room

Patio doors leading to the conservatory overlooking the rear garden, radiator, stone effect fireplace housing a modern fire with attractive pebbled stones, carpeted floor, pendant light with attractive ceiling rose, picture rails.



Front Reception Room

PVC window to front, picture rails, radiator, carpeted floor.

Sun Room

PVC structure overlooking the rear garden, patio doors leading from the rear lounge. Doors to the rear garden.



Kitchen

Galley style kitchen with ample storage and a range of built in appliances including an electric oven and gas hob, space for dining table, tiled flooring, tiled splash backs, radiator, laminate worktops. Velux window, patio doors leading to rear garden



Ground Floor WC

Tiled walls with attractive mosaic border tiles, white wall mounted wash hand basin and WC, window to side.



First Floor Landing

A bright landing providing access to first floor accommodation. Wood panelled doors and staircase. Obscure glass feature window to the side of the property.



Bedroom 1

Spacious double bedroom has built in storage, radiator, picture rails, PVC double glazed window overlooking the rear garden.



Bedroom 2

A bright and spacious double room with bay window overlooking the front aspect of the property, built in wardrobes/cupboards, radiator, picture rails.



Bedroom 3

An ample size single bedroom with double glazed window overlooking the front garden, radiator.



Bathroom

Fully tiled family bathroom with attractive border tiling. White wash hand basin with pine storage cupboard beneath. White bath with gravity fed shower. White WC. Tilt and turn UPVC window to the rear of the property.



Rear Garden

A good size rear garden, mainly laid to lawn with decked area and patio for outside entertaining.

Agents Opinion

Although in need of comprehensive renovation and updating throughout, this traditional red brick, double-bay style of property offers exceptional potential and must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:59


Tenure


We are informed that the tenure is Not Specified

Council Tax

Band F

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		82
(69-80) C		
(55-68) D	59	
(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.