



Edwards & Co
property sales & lettings

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

Heol Iscoed
Cardiff
CF14

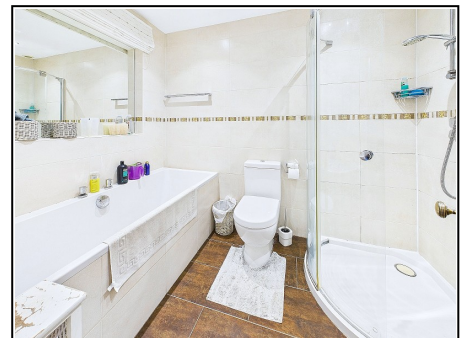
Guide price £850,000



- Spacious detached 4 bedroom family-sized home
- Extended kitchen/dining/breakfast room + family room
- Principal reception room with open fireplace
- Additional reception room with log burner
- 2 excellent size double bedrooms - 1 with en-suite shower/wc
- 2 further generous single/three quarter size bedrooms
- Family bathroom/shower room + ground floor w/c
- Private and enclosed rear garden + large front garden
- Ample driveway parking + detached garage
- NOT TO BE MISSED

Ref: PRA53613

Viewing Instructions: Strictly By Appointment Only



General Description

Impressive, extended and very spacious 4 bedroom detached family home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulously proportioned home enviably located on the highly desirable Heol Iscoed. Set back from the road and occupying a generous plot this property must be viewed to be fully appreciated.



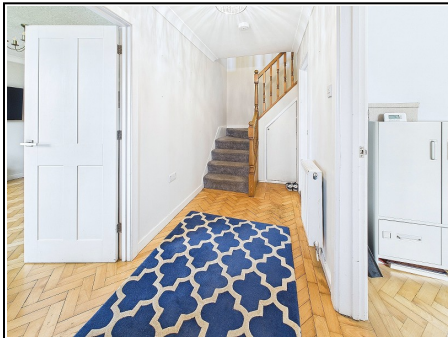
Driveway & Front Entrance

Dual vehicle/pedestrian access via driveway, outside meters cupboards, leading to single car garage, outside lights, pathway leading to Outside Porch - light and quarry tiled floor, wood effect front door, giving access to:



Front Garden

Deep fronted garden laid mainly to lawn with borders with maturing shrubs and plants.



Entrance Hallway

Bright and inviting entrance hallway with coved ceiling, radiator, woodblock floor, carpeted staircase to first floor, central heating thermostat, under stairs cupboard, doors off to principal and front reception rooms to the front and kitchen/dining room to the rear.



Principal Reception Room

An excellent size main reception room with coved ceiling, woodblock floor, feature stone fireplace with open fire and basket, stone hearth, PVC window to front, radiator.



Front Reception Room

Another spacious reception room, currently utilised as the home office, woodblock floor, coving, smoke detector, radiator, PVC window to front, open fire place with wood burning stove on slate hearth.



Kitchen/Dining Room

A fabulous central family hub to the home incorporating the kitchen/breakfast and dining areas with ceiling spotlights, range of wall, base and drawer units with black granite effect work tops, space for fridge/freezer, Belling 5 ring gas hob with ovens beneath, Belling cooker hood above, fitted microwave, Bi-fold doors leading onto rear garden, tiled floor with under floor heating, space for dining table, panelled door to family room, panelled door to inner hallway, concertina door to:



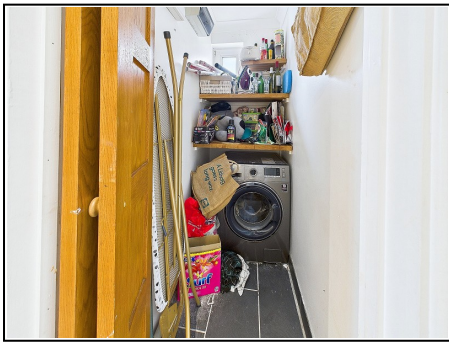
Kitchen

As described.



Dining Area

As described.



Utility Cupboard

Ceiling light, space and plumbing for washing machine, shelves, small window in obscure glass to side.



Family Room

Spacious family room/snug overlooking to rear garden with ceiling spotlights, carpet (under floor heating), French doors to rear garden.



Ground Floor WC

Inner hallway leading to ground floor w/c with fitted cupboards housing shelves and storage for boots/shoes, panelled door to ground floor wc. Laminate floor (under floor heating), low level wc, small windows to side, pedestal wash hand basin with chrome tap and tiled splash back.



First Floor Landing

Coving, two ceiling light pendants, carpet, airing cupboard housing the Baxi Platinum central heating boiler, access hatch to loft, panelled doors off to all rooms.



Bedroom 1 with En Suite Shower Room

Forming part of the extension to this property is the generous principle bedroom with ceiling spotlights, ceiling beam, radiator, carpet, PVC window overlooking rear garden sliding door giving access to en-suite shower room.



En Suite to Bedroom 1

Ceiling spotlights, tiled walls and floor, white sink with drawers beneath, low level wc, shower cubicle with sliding door and fitted shower, PVC window to rear.



Bedroom 2

Formerly the principle bedroom this dual aspect and very sizeable bedroom has more than enough space to add an additional en-suite shower room/wc if so desired. Ceiling light pendant, coving, radiator, carpet, PVC windows overlooking the front and rear gardens, storage cupboard/wardrobe.



Bedroom 3

A generous size three quarter size bedroom with ceiling light pendant, coving, carpet, radiator, PVC window to front.



Bedroom 4

Brightly decorated single bedroom with carpeted floor, radiator, pendant light and doors to balcony overlooking the front garden.



Family Bathroom

Ceiling spotlights, ceiling spotlights, tiled effect floor, tiled walls, large wall mounted mirror, four piece suite comprising panelled bath, low level wc, wash hand basin set into vanity unit, corner shower cubicle with fitted shower and glazed door, tall ladder style radiator.



Rear Garden

A generously proportioned southerly facing rear garden with artificial turf, wooden gate to side driveway, outside cold water tap, outside lights, pedestrian door to garage.



Paved Terrace

Paved outdoor entertaining space/seating area overlooking the rear garden with bi-folding doors from kitchen/dining room and doors to family room.



Garage

Up and over front access door, power and light.

Agents Opinion

This fabulous property has bags of kerb appeal and bucket-loads of space for today's large family with 3 spacious reception rooms, large kitchen/dining/breakfast room and 4 excellent size bedrooms. The property simply has to be viewed internally to fully appreciate.

Services

Mains electricity, mains water, mains gas, mains drainage

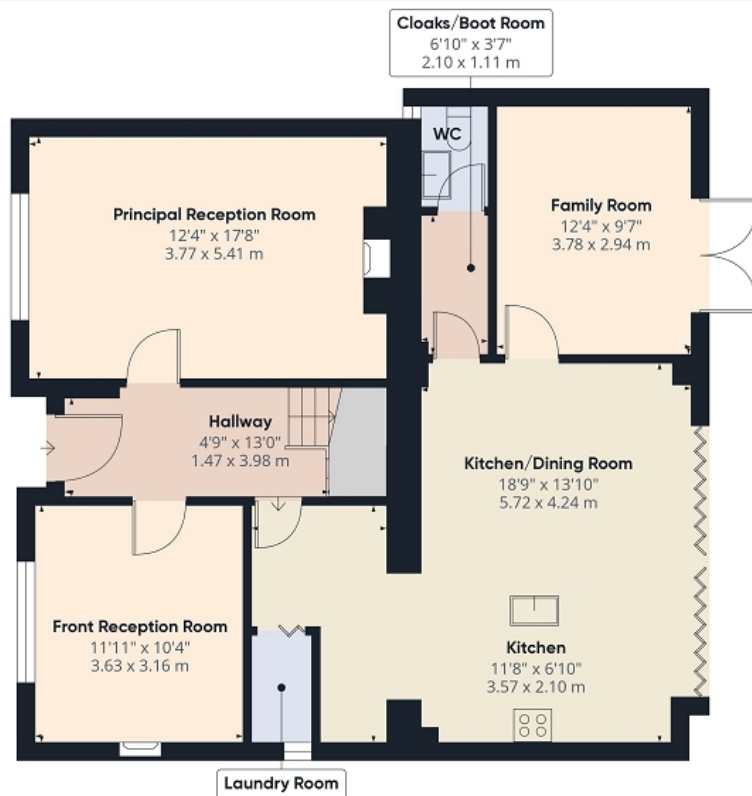
EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor Building 1

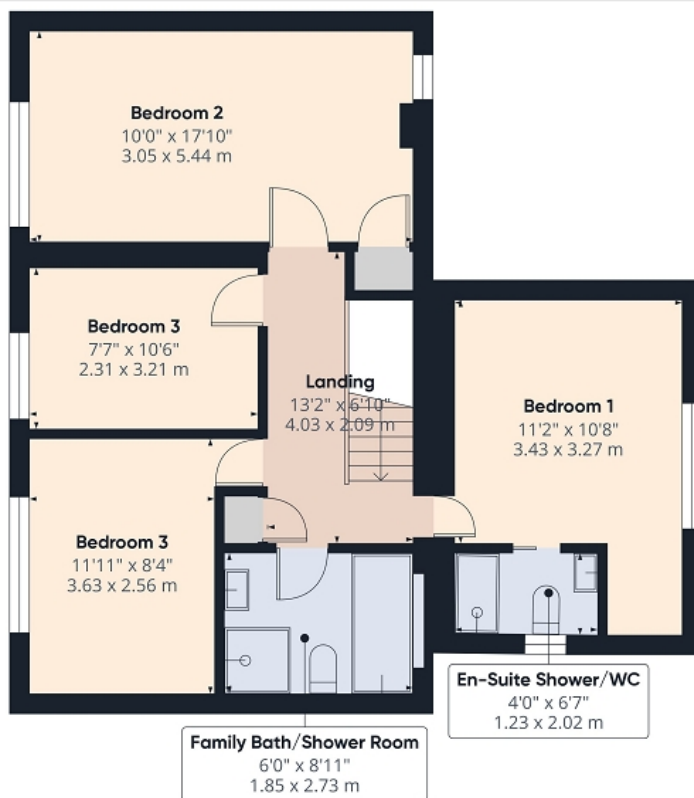
Approximate total area⁽¹⁾
941.21 ft²
87.44 m²

(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.

GRAFITE360



Floor 1 Building 1

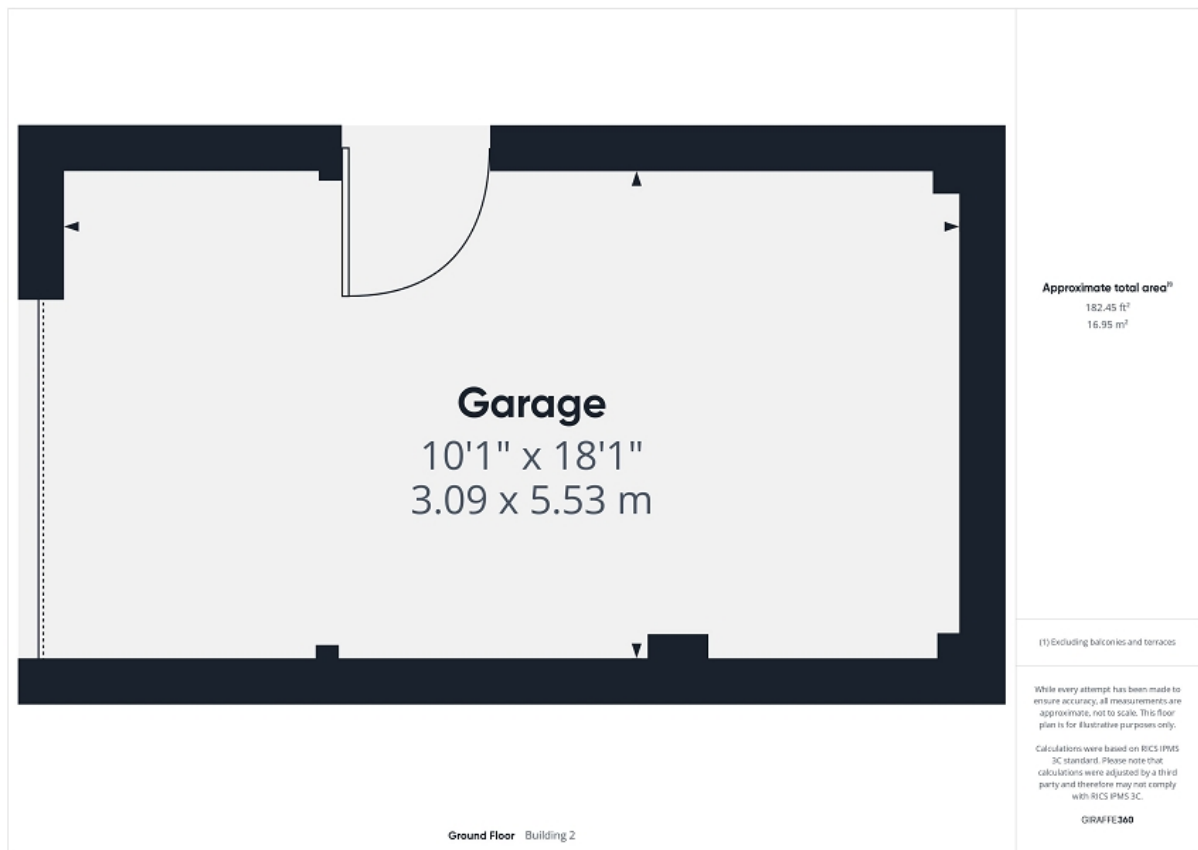
Approximate total area⁽¹⁾
650.04 ft²
60.39 m²

(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.


GRAFITE360



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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

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.