



**Edwards & Co**  
property sales & lettings

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

Lon-y-Parc  
Cardiff  
CF14

Guide price £600,000



- Superb and spacious 3 bedroom 2 storey bungalow
- 3 double bedrooms 1 with en-suite shower room/wc
- Superb and stylish open-plan kitchen/dining room
- Additional principal reception room
- Large Sunroom opening to rear garden + study/bed 4
- Large utility room
- First floor home office/dressing area and bedroom 3
- Private and enclosed rear garden with paved terraces
- Ample driveway parking with gated access
- NOT TO BE MISSED.

Ref: PRA53615

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Beautifully presented, spacious and extended 3 double bedroom 2 storey detached 'bungalow' in Rhiwbina\* Edwards and Co are delighted to offer for sale this exceptionally well-presented and modernised home in this enviable location. The property has been extended and greatly improved by the current owners and must be viewed internally to be fully appreciated.

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### Driveway & Front Garden

2 sets of metal entrance gates, 1 with pedestrian access, open onto the ample hardstand/block paved parking areas with paved side driveway leading to utility room. Raised planted beds and brick boundaries, side access to rear garden.

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### Entrance Porch

Pretty brick archway leads into the entrance storm porch, meter cupboard and doorway to entrance hallway.

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### Entrance Hallway

Bright, inviting and lengthy entrance hallway with access doors to bedrooms 1 and 2, kitchen, ground floor bathroom/shower room and principal reception room. Carpeted staircase to first floor accommodation.

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### Bedroom 1 with En Suite Shower Room

An excellent size double bedroom with fitted floor to ceiling wardrobes and curved bay window to front aspect. Concealed door way to en-suite shower room/wc.

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## En Suite to Bedroom 1

Modern shower room/wc with white close coupled wc, vanity unit wash hand basin and shower cubicle. Window to side aspect.



## Bedroom 2

Another excellent size double bedroom this time with fitted mirrored wardrobes. Curved bay window to front aspect, modern decor.



## Ground Floor Bathroom

Modern bathroom with shower cubicle, panelled bath, back to wall w/c with concealed cistern, vanity wash hand basin and storage. Travertine flooring, bright decor. Window to side aspect with obscured glazing.



## Kitchen/Dining Room

A fabulous family-sized hub of the home with modern fitted kitchen and sizeable dining /family area.



## Kitchen

Spacious and stylish fully fitted kitchen with an impressive range of floor and wall units, Travertine flooring, granite work tops, gas hob with extractor above, electric oven and inset microwave, dishwasher, inset sink with etched drainer and swan neck mixer tap, integrated fridge freezer. Large window to side aspect. Open plan to dining area.



## Dining Area

Spacious dining area with space for lounge suite and TV. Modern decor, Travertine flooring, double doors to principal reception room and sunroom, single door to utility room.



## Principal Reception Room

Bright and spacious main sitting room with modern, cosy decor, real wood flooring, ornate feature fireplace with coal effect gas fire, chimney breast with side alcoves, door to hallway to the front and double doors to sunroom to the rear.



## Sun Room

Another bright and spacious sitting area overlooking/opening to the rear garden and terrace. Upvc windows with block and plastered wall, poly-carbonate roof, Travertine flooring.



## Utility Room

A large utility room with fitted units and storage, sink and drainer, plumbed for laundry appliance and space for fridge. Modern decor and tiled floor. Door to side driveway, door to study to the rear.



## Study

Bright modern decor with doors opening onto rear terrace and garden. Currently utilised as the vendors hobby/sewing room it would also make an ideal garden room/snug or even a guest bedroom.



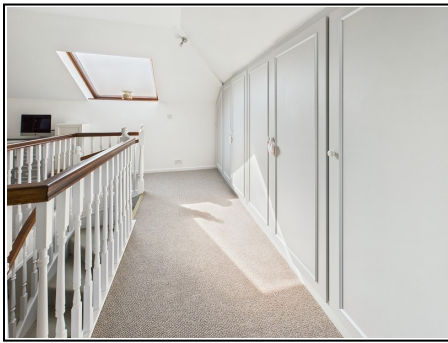
## Dressing Area/Home Office

Ascending the carpeted staircase from the entrance hallway you will enter onto the open-plan home office and dressing area. Carpeted floor, bright decor, large Velux window. The home office area-space would make an ideal en-suite bathroom if desired. Doorway to first floor bedroom.



## Home Office

As described.



## Dressing Area

Fitted cupboards/wardrobes and access door to the extensive eaves storage area that run around the entire periphery of the loft space.



## Bedroom 3

A fabulously proportioned first floor bedroom with large Velux to front aspect, Modern decor and carpeted flooring. Space for fitted wardrobe/study area if desired.



## Rear Garden

A very private and enclosed south-westerly facing low-maintenance rear garden with paved outdoor seating areas. Well defined brick and fence boundaries, garden shed, mature planted borders.



## Paved Terrace

One of 2 outdoor paved seating/entertaining areas overlooking the area garden.

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## Agents Opinion

This truly is an exceptional opportunity to acquire a beautifully presented and incredibly spacious property in this enviable location. Located equidistant between both Rhiwbina and Whitchurch Village centres and close to all local amenities and bus routes, this is one not to be missed!!

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

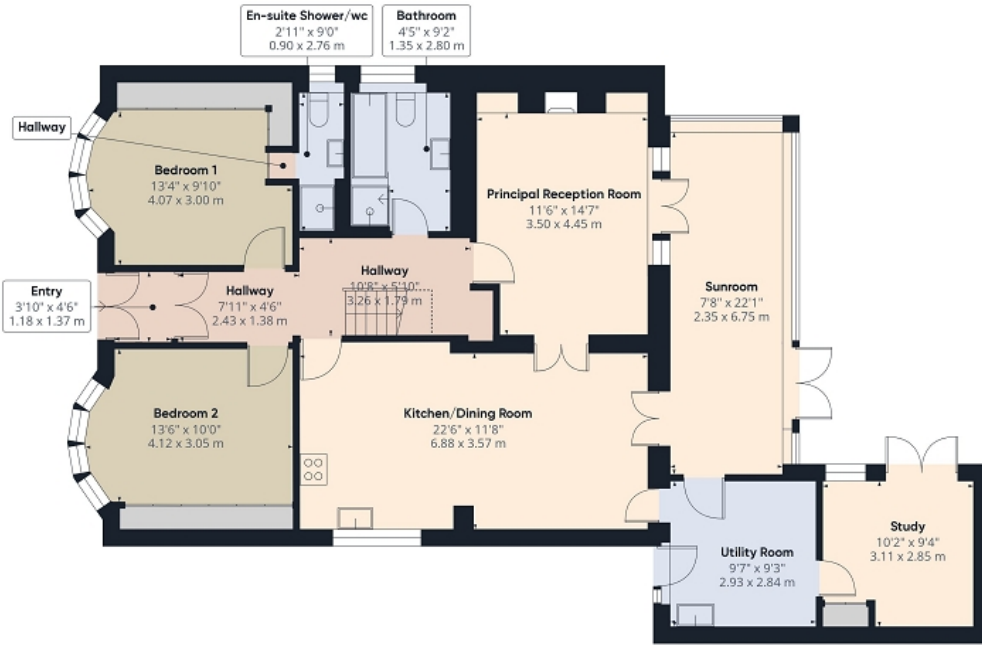
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F

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Ground Floor

Approximate total area<sup>(1)</sup>  
1318.57 ft<sup>2</sup>  
122.5 m<sup>2</sup>

Reduced headroom  
8.28 ft<sup>2</sup>  
0.77 m<sup>2</sup>

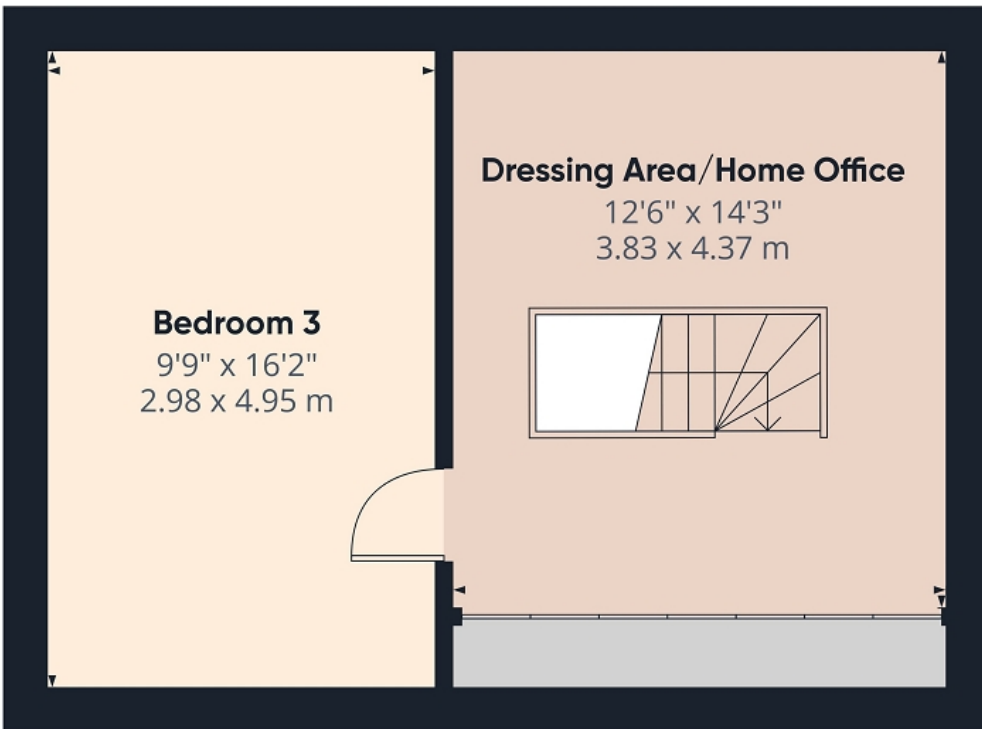
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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.

GRAFFI:360



Floor 1

Approximate total area<sup>(1)</sup>  
339.82 ft<sup>2</sup>  
31.57 m<sup>2</sup>

Reduced headroom  
1.53 ft<sup>2</sup>  
0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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GRAFFI:360



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
 1658.39 ft<sup>2</sup>  
 154.07 m<sup>2</sup>  
 Reduced headroom  
 9.81 ft<sup>2</sup>  
 0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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GRAFFI:300

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.