



**Edwards & Co**  
property sales & lettings

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Heol Wen  
Cardiff  
CF14

POA



- Stylish and significantly extended 4 bed family home
- Voluminous Kitchen/Breakfast/Dining room + utility
- Principal Reception Room + separate Family Room
- Bedroom 1 with en-suite shower room/wc
- Large family bathroom/shower room + g/floor w/c
- 2 further double bedrooms + 1 large single bedroom
- Very well-presented and maintained throughout
- Private and enclosed rear garden with large paved terrace
- Deep front garden with driveway and garage
- Enviably located close to all local amenities and Village centre

Ref: PRA53617

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Spectacular and very spacious 4 bedroom detached family sized home in Heol Wen, Rhiwbina\* Edwards and Co are delighted to offer for sale this very stylish and greatly extended and improved house located in the very heart of Rhiwbina. The property boasts an amazing array of ground floor living rooms together with 4 generously proportioned bedrooms; the master having an en-suite shower room/wc. Must be viewed to be fully appreciated.

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### Entrance Porch

Entered via the covered external storm porch through the composite front door with glazed side panels. Bright and spacious, laminate floor with under-floor heating, spotlights, cloaks storage area, doorway to entrance hallway.

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### Entrance Hallway

Bright and inviting entrance hallway with glazed double doors to kitchen/dining/ breakfast room, doors to front reception room, ground floor w/c and carpeted stairs to first floor. Modern decor, under-floor heating and spotlights to ceiling.

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### Front Reception Room

A spacious principal reception room with large uPVC window overlooking the front aspect, carpeted floor, modern decor, chimney breast with log burner, pendant light fittings.

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### Ground Floor WC

Beautifully decorated ground floor facility with close coupled w/c and wash hand basin, bright, modern decor, under-floor heating, window to side aspect.

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## Kitchen/Dining Room

A spectacularly proportioned main 'hub' of the home is the fabulous open-plan kitchen/breakfast/dining room with bi-folding doors and 'bar-style' windows to the paved terrace. Bright modern decor and tiled flooring described as follows:



## Kitchen/Breakfast Area

An impressive range of base and wall/tall units in darkened oak colour with a light Corian work surface and central breakfast island. Integrated fridge/freezer, dishwasher, hob with extractor above, double eye level ovens and grills, double inset sink, bin cupboard. Upvc window overlooking the rear garden, bi-folding 'bar' window opening to terrace. Tiled floor with under-floor heating, spotlights.



## Dining Area

Open plan to the kitchen/breakfast area, complimentary decor and flooring with under-floor heating, space for large dining table and or additional lounge suite/family area. Door to utility room and door to family room.



## Family Room

Another excellent size reception room utilised by the current owners as a family room/play room. Original woodblock flooring, lined chimney breast ready for log-burner, modern decor, uPVC doors to paved terrace, window to side aspect.

## Utility Room

Plumbed for utility appliances, storage, door to side aspect.



## First Floor Landing

Bright and spacious landing area with uPVC window to side aspect and doors to all bedrooms and family bathroom/shower room. Carpeted flooring, modern decor. Loft access with drop down ladder.



## Bedroom 1 with En Suite Shower Room

A generously proportioned master bedroom with ample space for King bed and fitted/free-standing bedroom furniture, uPVC window overlooking the rear garden and school fields beyond, pocket doors to en-suite shower room/wc, carpeted floor, modern decor, pendant light fitting.



## En Suite Shower Room to Bedroom 1

Modern en-suite facility with walk-in shower, close coupled w/c and wash hand basin, window to side aspect, tiled walls and flooring, spotlights.



## Family Bathroom

A super-stylish and very spacious family bathroom with large walk-in shower, panelled bath, close coupled w/c and wash hand basin, tall radiator, fully tiled walls and floor, uPVC windows with obscured glazing to front and side aspects.



## Bedroom 2

Large double bedroom with uPVC windows overlooking the side and rear aspects, brightly decorated, carpeted flooring, pendant light fitting.



## Bedroom 3

Another excellent size double bedroom, this time overlooking the front aspect, bright decor, carpeted flooring, pendant light fitting.

## Bedroom 4

Even bedroom 4 (currently utilised as extra storage) is a generous/large single bedroom, modern decor, uPVC window to front aspect, carpeted flooring, pendant light fitting.



## Paved Terrace

A fabulous paved outdoor seating/entertaining area overlooking the rear garden. Ample seating area, bi-folding windows to kitchen/dining room. Outdoor lighting.

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## Rear Garden

An excellent size mainly lawned rear garden adjacent to paved terrace, well-defined boundaries, planted borders. Access gates to side and front of property.

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## Driveway

Ample block paved parking area adjacent to front garden leading to single detached garage/storage building.

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## Front Garden

Deep fronted lawn area with mature hedgerows and planted borders.

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## Garage

Detached single garage with up and over garage door to driveway and single access door to rear, window to side.

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## Agents Opinion

This is an absolutely fabulous example of very spacious 4 bedroom family-sized home located on arguably Rhiwbina's most sought after address. Purchased by the current owners in 2000, the property has undergone a significant

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transformation with side and rear extensions and a spectacular full refurbishment throughout. The property also boasts sizeable front and rear gardens as well as lengthy driveway and garage. Not to be missed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

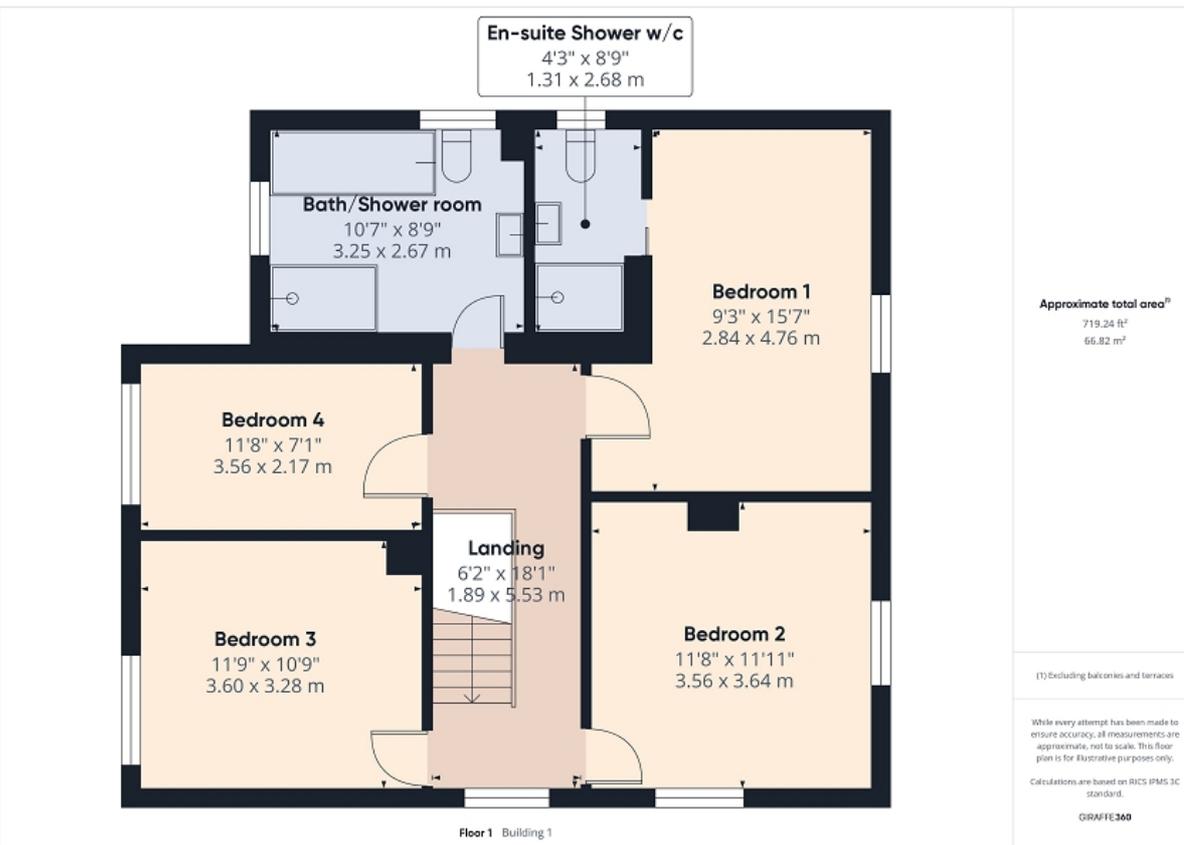
## Tenure

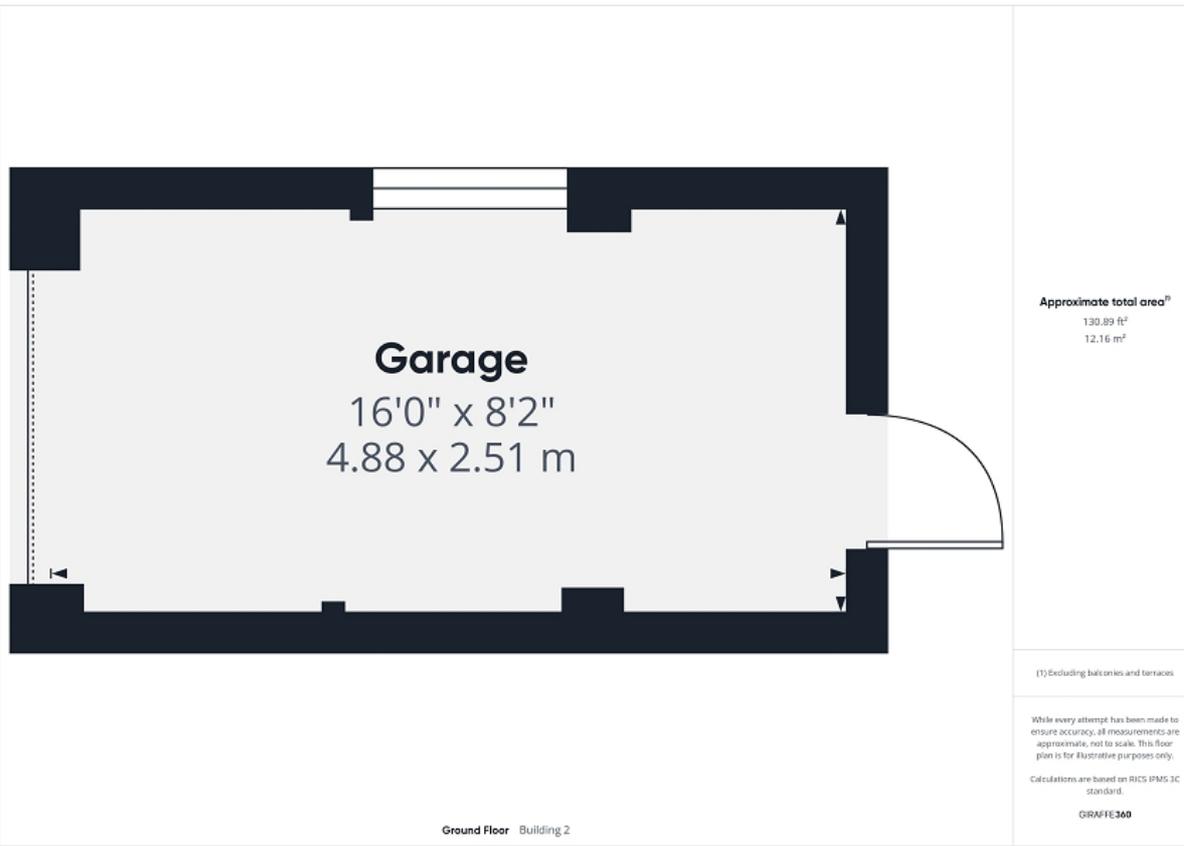
We are informed that the tenure is Freehold

## Council Tax

Band G

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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.

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.