



Edwards & Co
property sales & lettings

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Heol Ty'n Y Coed
Rhiwbina
Cardiff
CF14

Guide price £485,000



- Enviably located and spacious 3 bedroom family home
- Beautifully presented and appointed throughout
- Spacious principal reception room
- Fabulous open-plan dining room and family room
- Stylish and modern kitchen and breakfast area
- 3 superb double bedrooms
- Modern first floor family bathroom + g/floor w/c
- Excellent size front, side and rear gardens + garden room
- Excellent school catchments and City centre links
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53619

Viewing Instructions: Strictly By Appointment Only

General Description

Exceptional and extended 3 double bedroom semi-detached on sizeable corner plot Edwards and Co are delighted to offer for sale this beautifully presented and very spacious family-sized home in Rhiwbina. The property offers excellent size living accommodation and wonderful gardens. Not to be missed.



Front Garden

A lovely wide frontage laid mainly to lawn with planted borders and brick wall boundaries. Access gate to side and rear gardens.



Covered Storm Porch

Covered canopy over the composite front entrance door.



Entrance Hallway

A very bright and inviting entrance hallway with original woodblock flooring, carpeted stairs to first floor, modern decor, doors to principal reception room, w/c and family room/dining room.



Ground Floor WC

Modern ground floor toilet facility with close coupled concealed-cistern w/c and wall hung wash hand basin, wall mounted combi boiler, modern decor, window to side aspect with obscured glazing.



Principal Reception Room

An excellent size main reception room with a large uPVC window overlooking the front aspect, modern decor, carpeted floor, chimney breast with log burner, 2 additional windows to rear aspect/family room.



Family room/dining room

A beautifully decorated and spacious open-plan dining and family area described as follows:



Dining Area

Spacious dining area, modern decor, LVT flooring, radiator, French doors to side garden, open plan to both kitchen and family area.



Family Room

Open plan to both dining and breakfast area, modern decor, LVT flooring.



Kitchen

Stepping down and open plan from the dining area and breakfast area is the modern fully fitted kitchen with an impressive range of modern wall and base units and square edge work tops, inset oven with gas hob and extractor above, sink and drainer with mixer tap, integrated dishwasher and fridge freezer.



Breakfast Area

Open plan to kitchen with step up to family room area, modern decor, French doors to rear garden, space for breakfast table and fridge/freezer.



First Floor Landing

Brightly decorated and very well-illuminated first floor landing with 2 uPVC windows to side and front aspect, carpeted floor, loft hatch, doors to all bedrooms and family bathroom.



Bedroom 1

A superbly-proportioned and beautifully decorated main bedroom with large uPVC window overlooking the rear aspect, carpeted floor, bright decor.



Bedroom 2

Another excellent size double bedroom with fitted wardrobes and large uPVC window overlooking the front aspect. Modern decor, carpeted floor covering.



Bedroom 3

Even bedroom 3 is a generously proportioned double bedroom with uPVC window overlooking the rear aspect, brightly decorated and carpeted floor.



Family Bathroom

A modern and beautifully appointed bathroom suite with a white 'p' shaped bath with shower over, close coupled w/c and pedestal wash hand basin, Brightly decorated with uPVC window to side aspect with obscured glazing.



Side Garden

A large, private and enclosed, southerly facing side garden with extensive lawn area and planted borders, brick and fence borders, seating area with loose chipping's base, additional paved seating area with doors opening from Dining Room. Access to driveway, front and rear gardens.



Rear Garden

Another very private and enclosed garden area with lawn and paved seating area, brick wall boundaries, doors opening from Breakfast Area.



Garden Room

Occupying the former garage is this well-designed and spacious garden room/home office that could easily be re-instated as a single garage if desired. Power and light. Storage shed with own access door to rear.



Driveway

Block paved single parking space adjacent to ample on-road parking spaces. Gate to side and rear gardens.

Agents Opinion

This has to be one of the most beautifully presented and spacious 3 bedroom semi-detached houses on the market in Rhiwbina at the present time. The property offers a wealth of ground floor accommodation together with 3 excellent size double bedrooms, family bathroom and ground floor w/c. Priced to sell, this property is not to be missed.

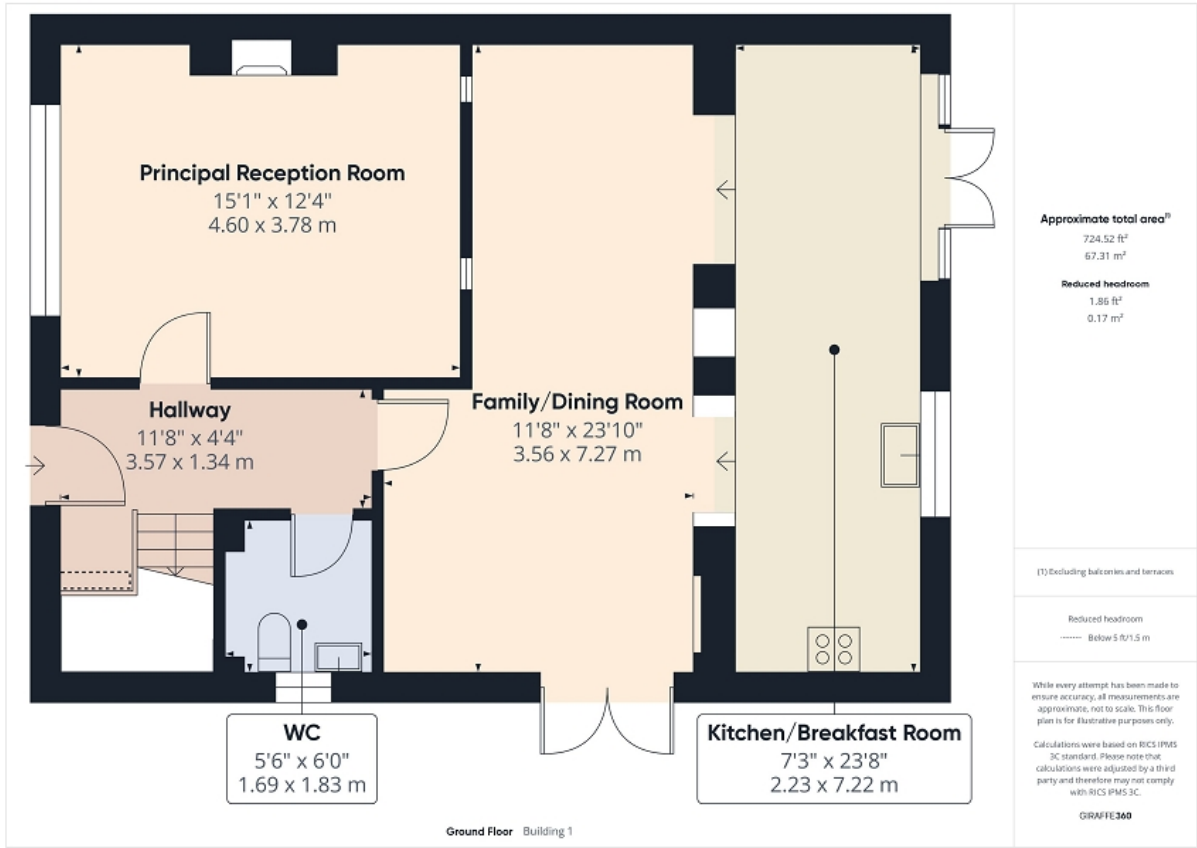
Services

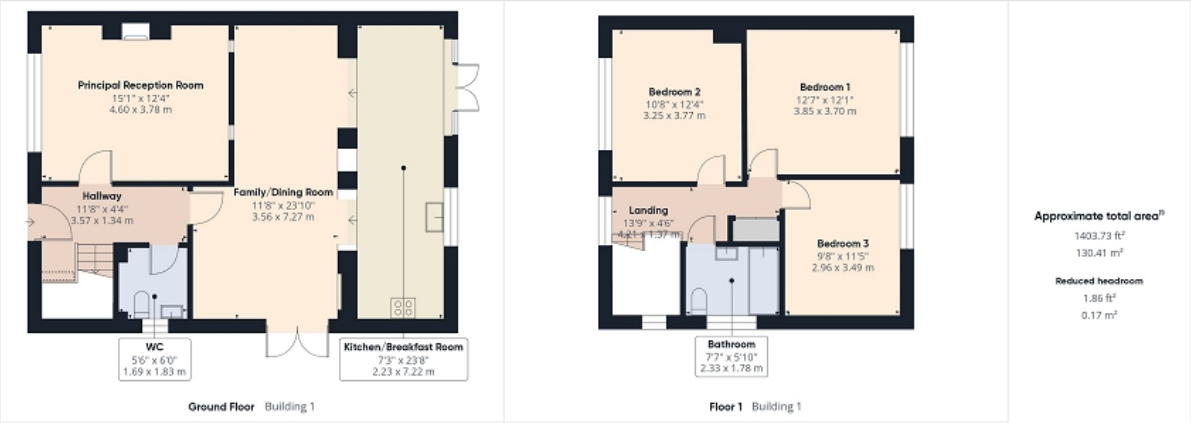
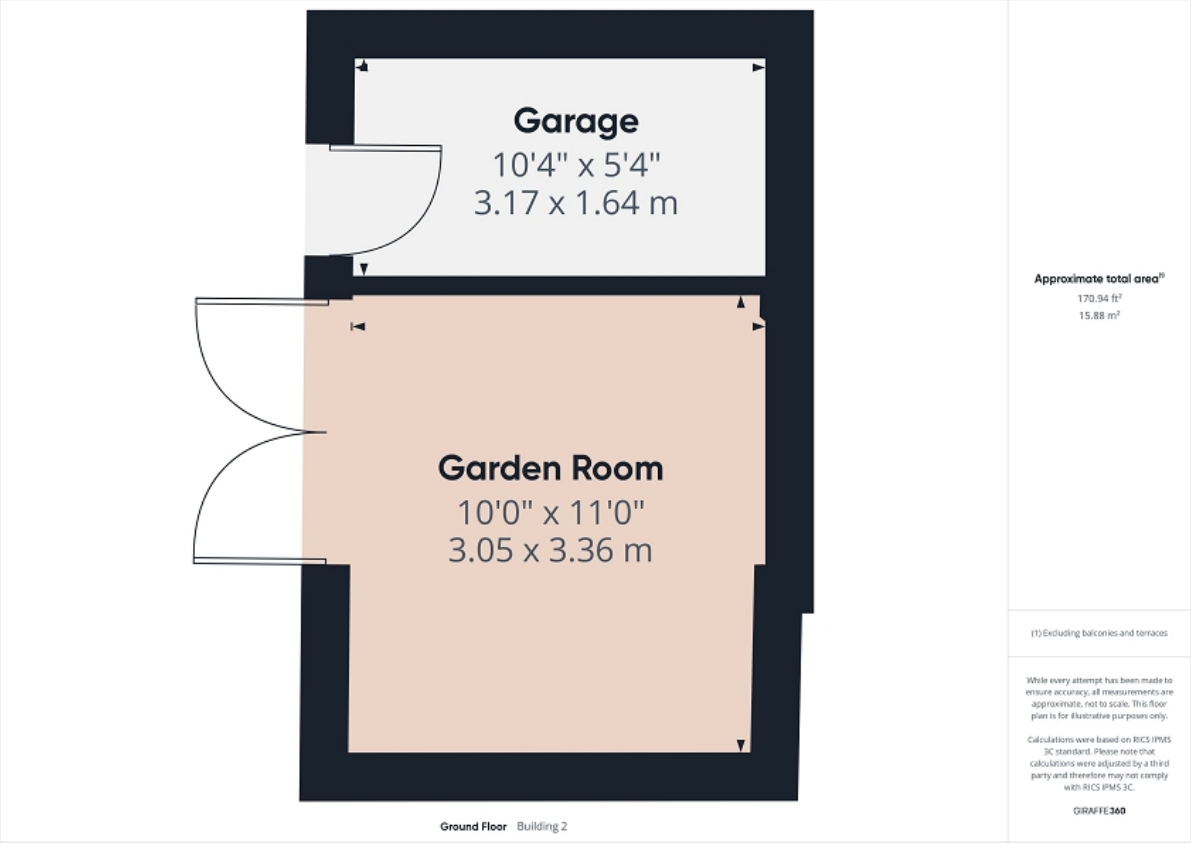
Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70


Tenure

We are informed that the tenure is Freehold






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		82
(69-80) C	70	
(55-68) D		
(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.