



Edwards & Co
property sales & lettings

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Tyn-y-Cae Grove Cardiff CF14

Guide price £525,000



- Superb and spacious 4 bedroom family-sized home
- Stylish open-plan kitchen/family/dining room
- Additional front reception room
- Large utility room
- 3 bedrooms and family bathroom to first floor
- Master suite with dressing area and en-suite shower/wc to loft conversion
- Very well-presented and maintained throughout
- Private and enclosed southerly facing rear garden with terraces
- Driveway and garden to front
- First class school catchments

Ref: PRA53624

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented and extended 4 bedroom family-sized home in Rhiwbina Edwards and Co are delighted to offer this fabulous traditional double bay-fronted semi-detached home. The property offers very well proportioned accommodation over 3 floors together with superb rear garden and driveway and garden to the front. Certainly one not to be missed!



Driveway & Front Garden

Presscrete driveway parking area adjacent to lawn of front garden with planted borders. Brick boundaries.



Covered Storm Porch

Traditional Bath-stone covered storm porch and composite front door with glazed panels.



Entrance Hallway

Brightly decorated and inviting entrance hallway with carpeted staircase to first floor and under stairs storage/sitting area, wood block floor, doors to front reception room, family room and utility room.



Front Reception Room

An excellent size front/principal reception room with arched bay overlooking the front aspect, woodblock flooring, chimney breast with hearth and side alcoves.



Kitchen/family/dining area

Fabulous open plan hub of the home and described as follows:



Family Room

Another very-well proportioned sitting/reception room, this time open-plan to the dining and kitchen areas. Woodblock flooring, chimney breast with log burner.



Dining Area

Spacious and open plan dining area with bi-folding doors opening to rear terrace. Bright, modern decor, Velux roof windows, Amtico flooring.



Kitchen/Breakfast Area

Stylish and modern John Lewis fully fitted kitchen with a range of base and tall larder units, Corian work tops with inset sink, breakfast bar seating area with inset induction hob, double ovens and eye level microwave, integrated fridge and dishwasher, Amtico flooring, window overlooking rear garden, Velux roof windows.



Kitchen

As described.



Utility Room

Large utility room (formerly the entire kitchen) complimentary kitchen units and work surfaces, Amtico flooring, window to side aspect, plumbed for laundry appliance and space for tall freezer, wall mounted concealed combi boiler.



First Floor Landing

Modern decor with stylish carpeted flooring and staircase to second floor loft conversion, doors to beds 2, 3 and 4 and family bathroom, window with leaded glass to side aspect.



Bedroom 2

Spacious double bedroom with curved bay overlooking the front aspect, stripped floor boards, brightly decorated.



Bedroom 3

Another excellent sized double bedroom, this time with window overlooking the rear garden, stripped floor boards, chimney breast with side alcoves, bright modern decor.



Bedroom 4/Home Office

Single bedroom currently utilised as the home office, modern decor, laminate flooring.



Family Bathroom

Modern family bathroom suite with white panelled bath and vanity wash hand basin and back to unit w/c, electric shower over bath. Stylish decor and window with obscured glazing to side aspect.



Bedroom 1 with En Suite & Dressing Area

A fabulous and award winning architecturally designed loft conversion/master suite with spacious dressing area, bedroom space and open-plan en-suite shower room/wc.



Bedroom 1

Bright modern decor, laminate flooring, open plan to dressing area and en-suite. Velux window to front aspect.



Dressing Area

An excellent size dressing area open plan to the bedroom area occupying the dormer roof space so space for wardrobes and seating area. With a few simple 'tweaks' this space could easily be converted to a separate room/bedroom 5 if desired. Large window overlooking the rear garden.



En Suite Shower Room to Bedroom 1

Modern en-suite shower room with glazed shower cubicle, close coupled w/c and wash hand basin and towel rail radiator. Open-plan to bedroom area.



Rear Garden

A beautifully tended, southerly facing rear garden with well-defined brick and fence boundaries. Lawn and paved seating areas.



Decked Terrace

Composite decked terrace overlooking the rear garden with bi-folding doors opening from the dining area.



Paved sitting area

An additional outdoor paved seating/entertaining afternoon/evening sun-trap located towards the far end of the garden.

Agents Opinion

Beautifully presented, extended and located equidistant between 2 of the areas most desirable schools, this really is one not to be missed. With spacious, family sized accommodation over 3 floors, the property offers all the room required for today's modern family. Must be viewed to be fully appreciated.

Services

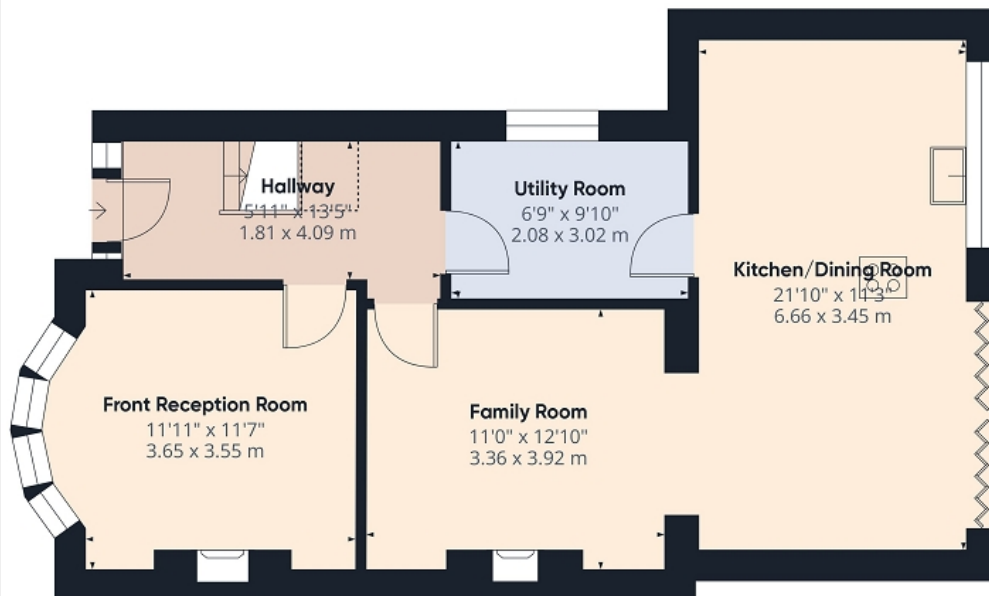
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor

Approximate total area⁽¹⁾
 697.39 ft²
 64.79 m²

Reduced headroom
 6.18 ft²
 0.57 m²

(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 are based on RICS IPMS 3C standard.

GRAFFTE360



Floor 1

Approximate total area⁽¹⁾
 419.57 ft²
 38.98 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.