



Edwards & Co
property sales & lettings

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**Homelands Road
Cardiff
CF14**

Guide price £350,000



- Enviably located semi-detached home in Rhiwbina
- 2 double bedrooms + nursery/study to first floor
- Principal reception room + dining room extension
- Well-proportioned kitchen and breakfast room
- Modern and stylish first floor bathroom
- Deep fronted parking area
- Private and enclosed rear garden with decked terrace
- Very-well presented throughout
- Rhiwbeina PS, Whitchurch HS, Ysgol y Wern and Ysgol Glantaf catchments
- NOT TO BE MISSED

Ref: PRA53641

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented 'cottage-style' semi-detached home in Rhiwbina Edwards and Co are delighted to offer for sale this ideally located and proportioned first time buy or down-sizer that is enviably located in this quiet cul-de-sac off Pantbach Road. Priced to sell - must be viewed to be fully appreciated.



Driveway

Deep-fronted driveway providing ample car parking, laid in Cotswold stone, fencing, PVC double glazed front door with storm porch overhang leading to entrance hallway. Gated side access to rear garden.



Storm Porch

Covered storm porch/shelter providing access to entrance hallway.



Entrance Hallway

Original herring-bone flooring, carpeted staircase to first floor, radiator, pedant light fitting, doors to principal reception room and kitchen/breakfast room.



Principal Reception Room

An excellent size main living room with original woodblock herring-bone floor, feature fireplace with working fire and basket, PVC double glazed window to front, large radiator, single pendant light, archway with wooden sliding doors to dining room extension.



Dining Room

A conservatory-style dining room extension with tiled floor, PVC windows and French doors to rear, poly carbonate roof, block and rendered walls, 3 wall lights.



Kitchen/Breakfast Area

A bright and spacious country-style kitchen with tiled floor, tongue and groove ceiling with inset spotlights, PVC windows to side and rear, smaller original wooden framed window with obscure glass, range of wall, base and drawer units with round edged work surface in marble effect laminate, 1 1/2 bowl sink, space for breakfast table, space for fridge and freezer, plumbing for washing machine.



Kitchen

AS described.



Breakfast Area

As described.



First Floor Landing

Carpeted staircase from the ground floor, window with obscure glazing to side, stripped floor boards, doors to all first floor rooms.



Bedroom 1

Well-proportioned double bedroom with stripped floor boards, 2 double fitted wardrobes, pendant light fitting, radiator, PVC window to front.



Bedroom 2

Bedroom 2 is another double bedroom with stripped floor boards, loft hatch with drop down ladder, fitted wardrobes, PVC window to rear, single pendant light fitting, radiator.



Nursery/Study

PVC window to front, radiator, stripped and varnished floor, pendant light fitting, radiator.



Bathroom

Modern and stylish three piece suite comprising low level wc, panelled bath with shower attachment to tap, glazed shower screen, tiled floor and walls, pedestal wash hand basin set into vanity unit, brass towel rail/radiator, PVC window with obscure glazing to rear.



Rear Garden

An excellent-sized and very private and enclosed rear garden with pedestrian gate leading onto side driveway, potting shed, outside storage area, fence leading to large patio are laid in chipping's, sizeable lawn, decked area with summerhouse (available by separate negotiation) and Cotswold stone outdoor entertaining space.



Decked Terrace

Private decked terrace with wooden summer house and seating area.



Outdoor Entertaining Area

Large outdoor seating-utility area laid with Cotswold stones.

Agents Opinion

This genuinely has to be one of the best value for money semi-detached house on the market in Rhiwbina today. The property offers cosy and well-proportioned accommodation over 2 floors together with excellent size rear gardens and ample front driveway parking area. Equidistant between Rhiwbina and and Whitchurch Village centres, this is certainly one not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

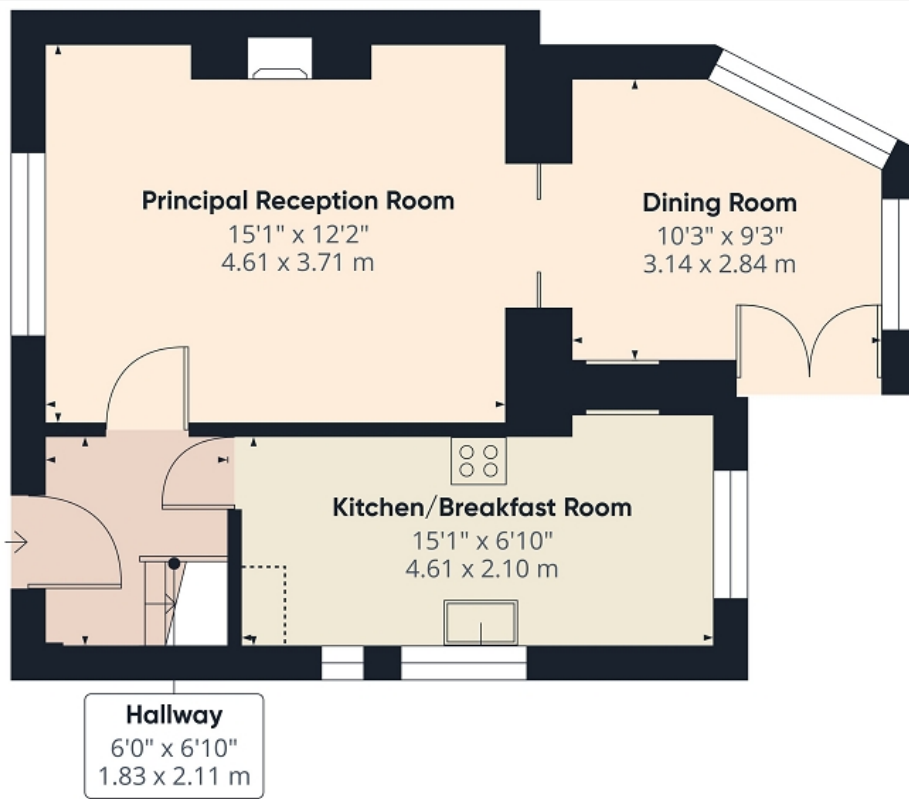
EPC Rating:56

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor

Approximate total area⁽¹⁾
421 ft²
39.1 m²

Reduced headroom
3 ft²
0.3 m²

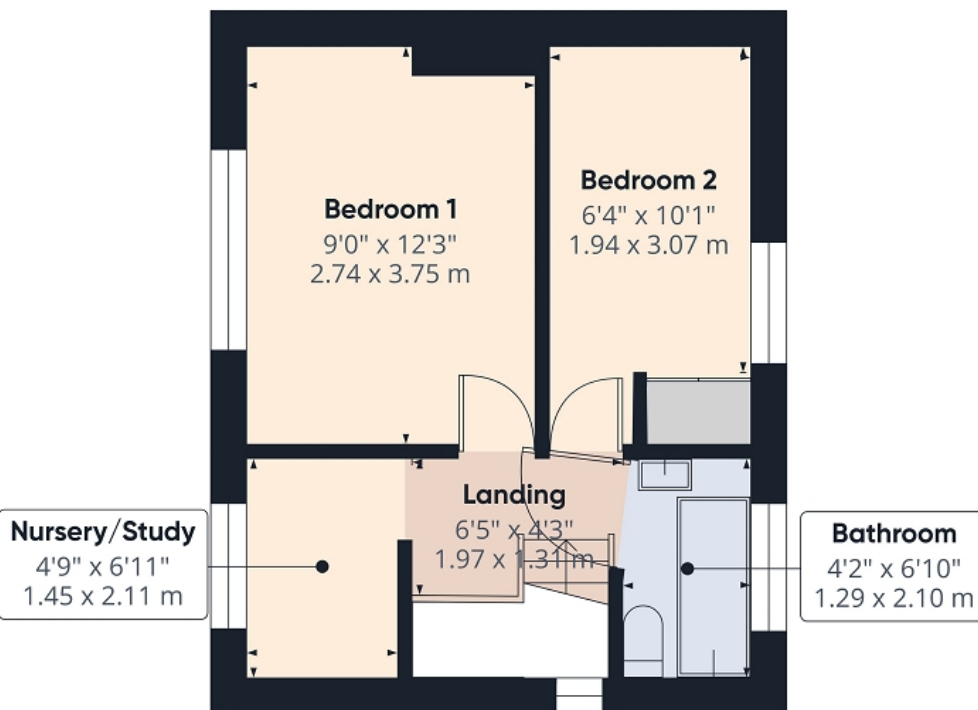
(1) Excluding balconies and terraces

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.

GRAFTE360



Floor 1

Approximate total area⁽¹⁾
270 ft²
25.1 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		
(55-68) D	56		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

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.