



Edwards & Co
property sales & lettings

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Lansdowne Avenue
Rhiwbina
Cardiff
CF14

Guide price £385,000



- Superb and extended family-sized home in Rhiwbina
- Stylish and open plan family/kitchen/breakfast room
- Additional principal reception room
- 2 excellent size double and 1 single bedrooms
- Modern first floor shower room/wc
- Fabulous rear garden with lawn and paved terrace
- Large garden building/workshop
- Rear lane access with extra parking option
- First class English and Welsh school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53644

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and extended 3 bedroom family home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous mid-terrace property located only a short walk from the Rhiwbina Village centre and almost adjacent to Hill Snook Park. Not to be missed.



Driveway

Ample block paved driveway parking area with brick pillar entrance and drop kerb.



Entrance Porch

Entrance porch with wooden part glazed front door and side windows, tiled floor, further traditional front door, giving access to entrance hallway.



Entrance Hallway

Brightly decorated and inviting hallway with traditional style quarry tiled floor, staircase to first floor, central pendant light fitting, large radiator, doors to ground floor rooms.



Principal Reception Room

An excellent-size main reception room with modern decor, PVC double glazed windows to front bay, open hearth with log burning stove, side alcoves with shelving, central light fitting, 3 wall/cupboard illumination lamps, large radiator.



Kitchen/breakfast/family room

Laminate floor, ceiling spotlights, large cupboard, vertical radiator, breakfast bar divide opening into the kitchen - sage green shaker style kitchen, chopping block work surfaces, range of wall, base and drawer units, integrated fridge/freezer, induction hob with Neff extractor above, electric oven below, Belfast style sink, PVC window to rear, PVC French doors to rear garden, integrated dish washer, 2 roof lights.



Family Room

As described and open plan to kitchen/breakfast room.



Kitchen/Breakfast Area

As described with French doors opening to rear terrace.



First Floor Landing

Stripped original floor boards, loft access, doors off to all first floor rooms.



Bedroom 1

An excellent-size main bedroom with PVC windows to front bay, carpet, coving, radiator, wall mounted panel heater, central pendant light fitting, alcove wardrobes.



Bedroom 2

Another generously-proportioned double bedroom with PVC window to rear aspect, carpet, central pendant light fitting, large radiator.



Bedroom 3

A sizeable single bedroom currently being used as the home office with PVC window to front aspect, carpet, central pendant light fitting, radiator.



Shower Room/Wc

Three piece suite comprising black shower cubicle with concertina style access door, low level WC, retro style modern wash hand basin set into vanity unit beneath, illuminated mirror above, PVC window in obscure glass to rear, back towel rail/radiator, vinyl tiled floor.



Rear Garden

A lengthy and very private rear garden with paved seating area, mature hedgerow, Cotswold stone sitting area and pathway to workshop/garden building, lawn.



Paved Terrace

Paved outdoor seating/entertaining area looking towards the rear garden.



Workshop

This is a large block and rendered garden building with single access door from garden and up and over access door opening to additional garden space with lane access. Power and light.

Agents Opinion

This truly is a beautifully presented and very spacious property in a very enviable location. The property offers immaculately maintained accommodation over 2 floors together with superb rear gardens and the large workshop/garden building that offers a multitude of uses subject to necessary permissions. Not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

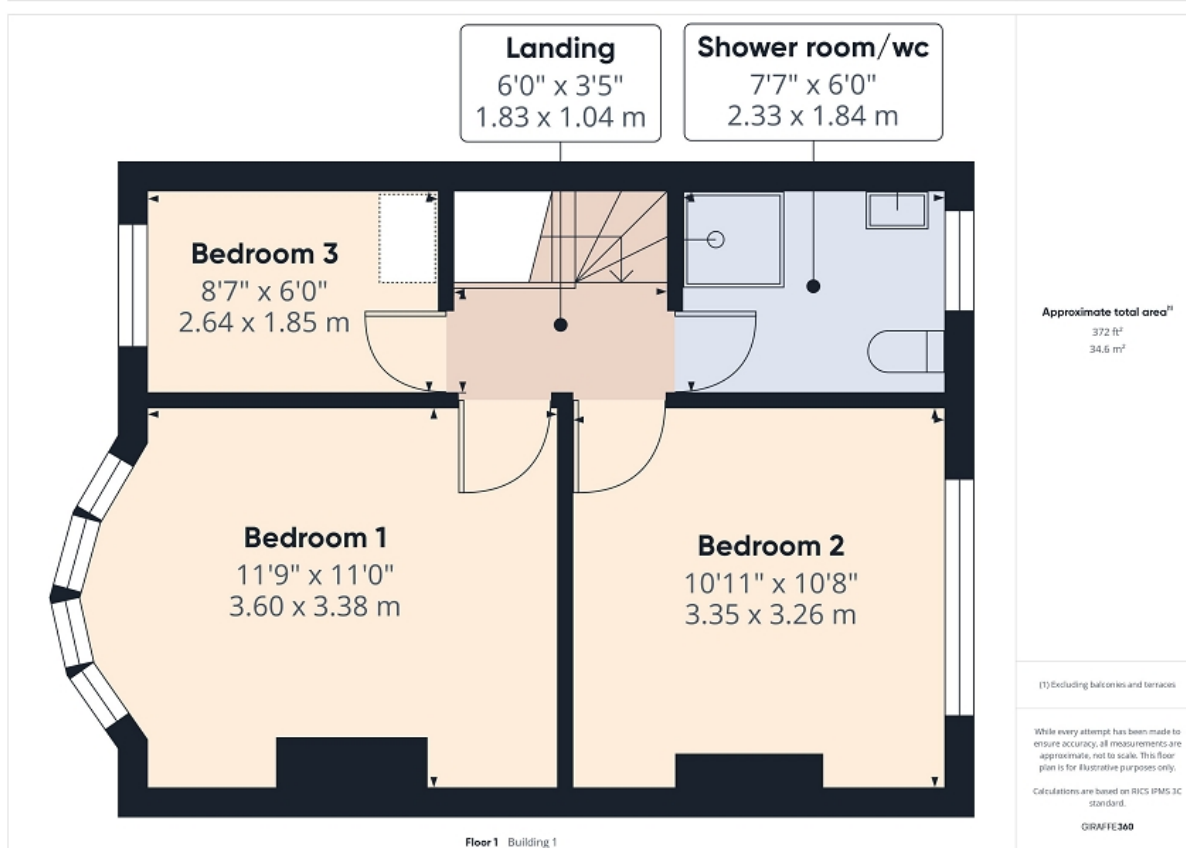
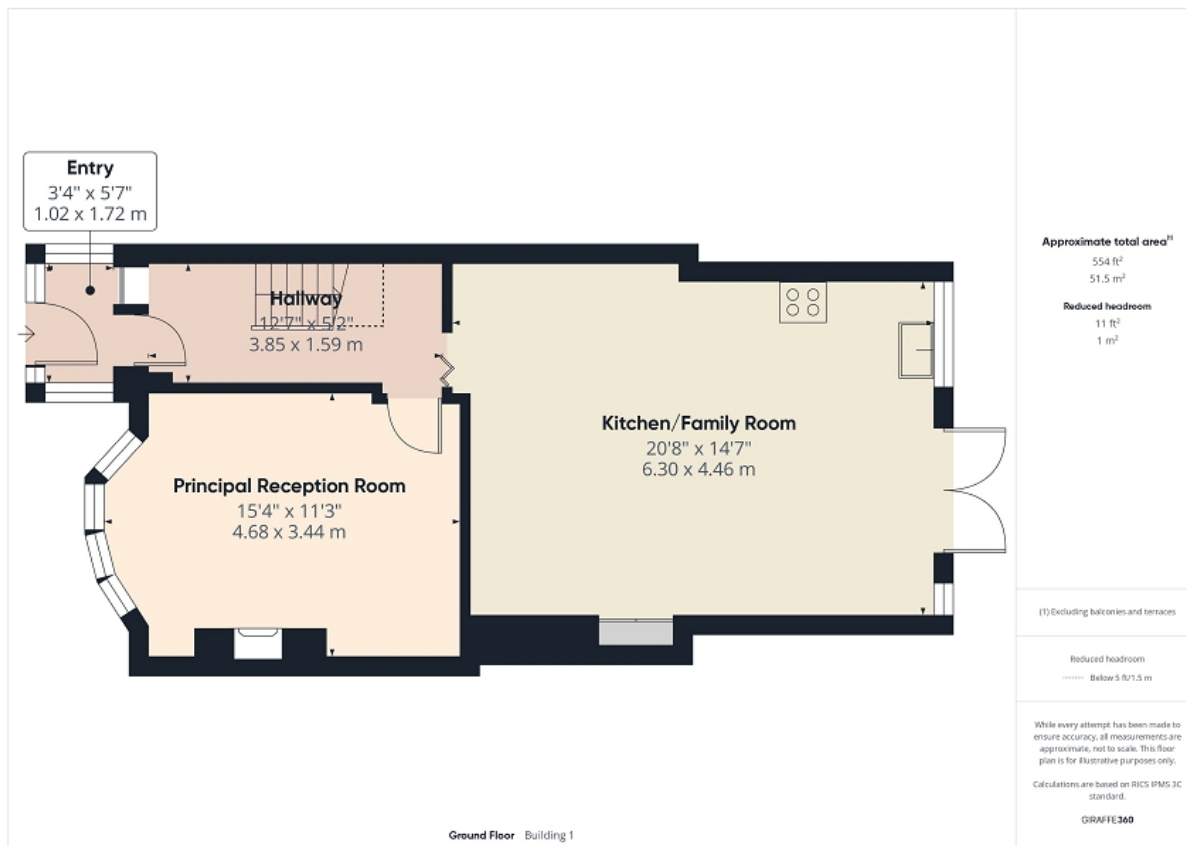
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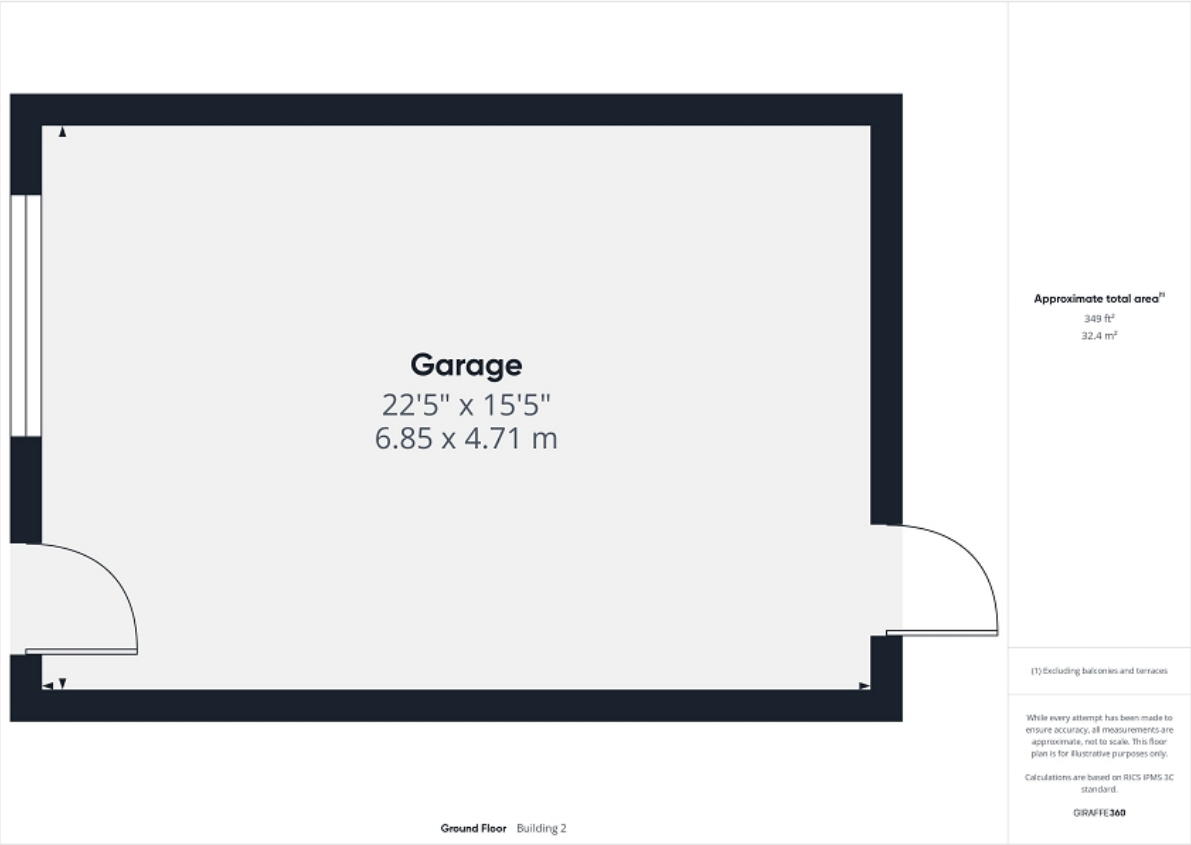
Tenure

We are informed that the tenure is Freehold


Council Tax

Band E






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		
(55-68) D	60	
(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.