



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

**Coed Briwnant
Cardiff
CF14**

Guide price £775,000



- Fabulous 4 double bedroom executive-style detached home in Rhiwbina
- Superbly-proportioned plot
- Spacious principal reception room + family room
- Stylish and open plan kitchen and dining room
- Laundry/utility room + ground floor w/c
- 4 excellent size bedrooms - bed 1 with en-suite bath/shower room
- Family bathroom/shower room
- Large and beautifully tended rear gardens + paved terrace
- Detached double garage, lengthy driveway and front garden
- NOT TO BE MISSED

Ref: PRA53648

Viewing Instructions: Strictly By Appointment Only



General Description

Enviably located and very impressive 4 double bedroom detached family-sized home on exceptional plot Edwards and Co are delighted to offer for sale this magnificent family home in the delightfully private former Charles Church development, of just 12 executive-style properties, in Rhiwbina. An absolute hidden gem and one certainly not to be missed.



Driveway

Lengthy tarmacadam driveway leading to detached double garage providing ample parking for multiple vehicles.



Front Garden

Large and beautifully planted front garden laid to lawn with mature trees and shrubs, picket fence, access to rear garden, covered storm porch with composite part glazed front door, giving access to entrance hallway. Additional side access to rear garden along the left hand side of the property.



Entrance Porch

Sheltered storm porch providing access to entrance hallway.



Entrance Hallway

Brightly decorated and inviting hallway with engineered oak floor, carpeted staircase to first floor, light stained oak doors to ground floor rooms, under stairs storage cupboard, pendant light fitting, radiator, consumer unit.



Principal Reception Room

A very well-proportioned main living room with 2 pendant light fittings, coving, carpet, feature fire place with coal effect gas fire, 2 radiators, PVC double glazed windows to front bay.



Family Room

Another excellent size second reception room with coving, central pendant light fitting, PVC double glazed window to front, radiator, carpet.



Kitchen/Dining Room

A very modern and stylish fully fitted kitchen with a range of light grey high gloss wall and base units, granite worktops, 5 burner Rangemaster stove with cooker hood above, inset 1 1/2 bowl sink, tiled splash backs, PVC window to rear garden, granite breakfast bar divide between kitchen and dining area, tiled floor, built in dishwasher, space for tall fridge/freezer, ceiling spotlights, door to utility room, open plan to dining area.



Kitchen

As described.



Dining Room

Open-plan to kitchen and breakfast area, tiled floor, 2 large radiators, central pendant light fitting, bi-folding doors to rear terrace and rear garden



Laundry Room

Light grey wall and base units, laminate worktops with inset stainless steel sink, ceiling light fitting, space for washing machine, radiator, glazed door in obscured glazing to rear, door to ground floor WC.



Ground Floor WC

Low level WC, wall mounted wash hand basin, part tiled walls, tiled floor, central pendant light fitting, radiator, PVC double glazed in obscured glazing to side.



First Floor Landing

A very bright and spacious first floor landing area with central pendant light fitting, airing cupboard, carpet, radiator, loft hatch. Doors off to all first floor rooms.



Bedroom 1 with En Suite Bathroom

A beautifully appointed /master' bedroom with triple fitted wardrobes with light oak stained doors plus bedside and over-bed cupboards, carpet, coving, PVC double glazed window to front, door to en-suite bathroom/shower room.



En Suite to Bedroom 1

An excellent size en-suite with panelled bath, shower cubicle with shower, low level WC set into vanity unit with inset wash hand basin, part tiled walls, ceiling spotlights, X-pelair extractor, tall chrome towel rail/radiator, tiled floor, PVC double glazed window in obscured glazing to side.



Bedroom 2

Another excellent size double bedroom with fitted wardrobes with sliding, mirrored doors, PVC double glazed window to front, laminate floor, central pendant light fitting, radiator.



Bedroom 3

Double bedroom with PVC double glazed window to rear, central pendant light fitting, carpeted floor, fitted wardrobe with shelving, radiator.



Bedroom 4

Even bedroom 4 is a generously proportioned double bedroom, currently used as a music room/home office with PVC double glazed window to rear, central pendant light fitting, laminate flooring, radiator.



Family Bathroom

A fabulous family bath/shower room with panelled bath, low level WC set into vanity unit with inset pedestal wash hand basin, shower cubicle with fitted shower, tall towel rail/radiator, ceiling spotlights, PVC double glazed window in obscured glazing to rear, tiled floor.



Rear Garden

A truly impressive rear garden with 2 main lawns areas, well-defined close board panelled fencing to boundaries, borders with mature shrubs, paved terrace off the rear of the property and a 'secret' additional sitting area/patio adjacent to the second lawned area.



Paved Terrace

A large outdoor entertaining area overlooking the rear garden.



Patio Sitting Area

Additional seating rear to the second garden area.



Detached Garage

Large double garage with double up-and-over doors plus rear access door to terrace and garden, power and light. The structure lends itself to becoming a home office/annexe if desired subject to the necessary permissions.

Agents Opinion

I've always loved this 'hidden-away' gem of a cul-de-sac located conveniently at the top end of Rhiwbina. The former and impressive Charles Church development even has its own 50m cycle track, a stipulation of the planning when first constructed! The already fabulously proportioned family-sized property has also had recent planning permission to erect a sizeable ground floor extension, details of which can be provided if required. This truly is a 'must-see' property and early viewing's are strongly recommended.

Services

Mains electricity, mains water, mains gas, mains drainage

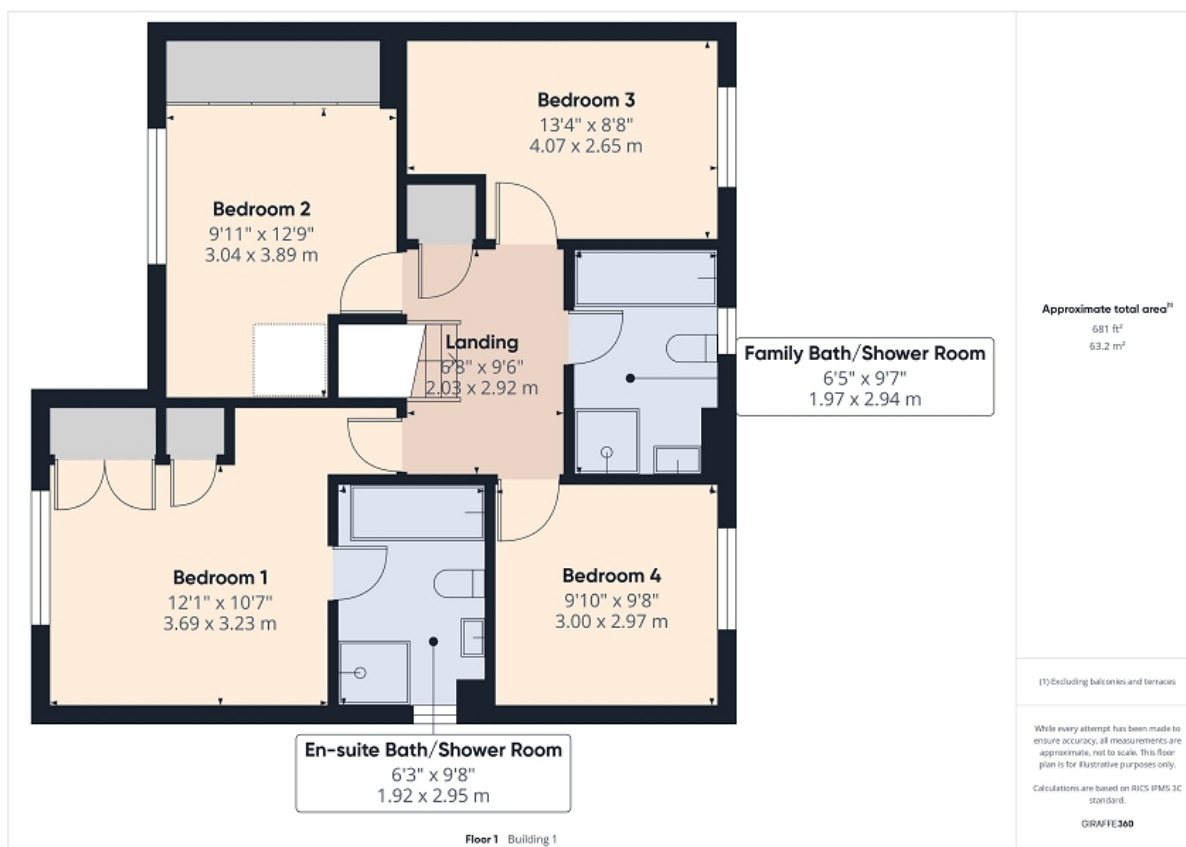
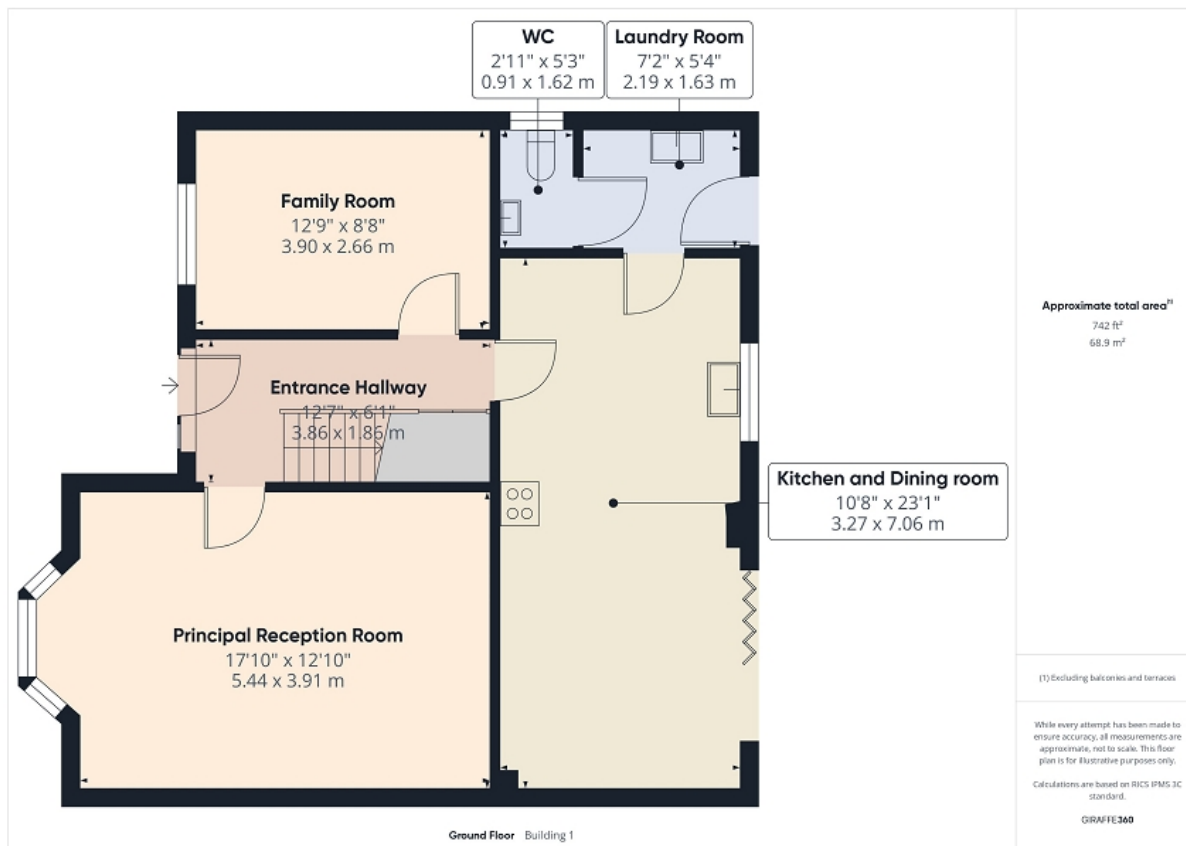
EPC Rating:75

Tenure

We are informed that the tenure is Freehold


Council Tax

Band G






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		84
(69-80) C	75	
(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.