



Edwards & Co
property sales & lettings

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**Tyn-y-Parc Road
Cardiff
CF14**

Guide Price £475,000



- Superb and spacious 3 bedroom detached bungalow
- Modern and open-plan kitchen to conservatory dining room
- Excellent size principal reception room
- 3 excellent size double bedrooms
- Stylish ground floor shower room/wc
- Loft room with separate w/c
- Very-well presented and maintained throughout
- Lengthy driveway parking + detached garage
- Beautiful front and rear gardens
- Enviably located - not to be missed

Ref: PRA53655

Viewing Instructions: Strictly By Appointment Only



General Description

Fabulously located and beautifully presented 3 bedroom detached bungalow with loft room Edwards and Co are delighted to offer for sale this exceptional property in Rhiwbina. The property offers very-well proportioned and versatile ground floor living accommodation together with a loft room and separate wc to the loft. Coupled with the beautifully tended and very sizeable front and rear gardens, this could be your ideal property. Not to be missed.



Driveway & Front Entrance

Lengthy tarmacadam driveway with block-paved edging leading alongside the front garden and to the left hand side of the property and towards the detached garage. Ornate metal gate.



Front Garden

Beautifully tended front garden with lawn and planted borders. Brick and block boundaries. Storm Porch - tiled floor, PVC double glazed front door giving access to Entrance Hallway.



Entrance Hallway

Brightly decorated hallway with carpet, radiator, central pendant light fitting, door off to bedroom 1/sitting room, archway to inner hallway with access to further bedrooms, shower room/wc and kitchen.



Bedroom 1/Sitting Room

An excellent size former double bedroom, now utilised as an additional sitting room with PVC double glazed windows to front crescent-shaped bay, coving, carpet, large radiator, wall mounted electric fire, central pendant light fitting.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with central pendant light fitting, PVC double glazed window to front, carpet, radiator.



Bedroom 3

Bedroom 3 is a generously proportioned 3/4 size double bedroom with coving, central pendant light fitting, carpet, PVC double glazed window to rear, radiator, cupboard with louvred doors housing Viessmann central heating boiler.



Shower Room/Wc

Modern and very stylish shower room/wc with large walk-in shower cubicle with fitted shower, pedestal wash hand basin, low level WC, wall mounted towel rail/radiator, ceiling light fitting, tiled walls and floor.



Kitchen

An excellent size kitchen with an impressive selection of light-oak laminate wall and base units, marble effect work tops, inset stainless steel sink and drainer, inset electric hob, extractor above, Hotpoint electric oven and grill, plumbing for washing machine, space for tall fridge/freezer, central pendant light and spotlights, tiled floor, open plan to conservatory/dining room.



Conservatory Dining Room

Modern PVC structure with poly carbonate roof, central pendant light fitting, tiled floor, French doors to side terrace.



Principal Reception Room

A very spacious principal living room with a window looking into the kitchen (this stud partition wall could easily be removed to open up the rooms if ever required), carpet, coving, central pendant light fitting, PVC double glazed window to rear, 2 radiators, wooden staircase to loft room.



Staircase to first floor

Boarded walls and ceiling with exposed beams, eaves storage, part glazed door to WC.



Loft Room

A very good sized additional loft room with boarded walls with eaves storage, Velux window to rear, hardboard flooring, exposed beams, central pendant light fitting, power and light, radiator.



Separate WC

Wall mounted light fitting, low level WC, pedestal wash hand basin, Velux window, tiled floor.



Rear Garden

A fabulously proportioned and very private rear garden laid mainly to lawn with mature shrubs and trees. Well-defined original brick-wall boundaries. Central paved pathway leads to the glazed metal greenhouse, paved terrace. Access to driveway and garage.



Patio Terrace

Paved outdoor seating/entertaining area overlooking the rear garden.



Detached Garage

Rendered detached garage with up and over front access door, power and light.

Agents Opinion

This is a beautifully presented and exceptionally well-maintained example of a fabulously located detached bungalow in Rhiwbina. The property occupies a very generously proportioned plot and is pretty much equidistant from the Village centres of both Whitchurch and Rhiwbina. The loft conversion/loft room was constructed prior to the current ownership however offers spacious additional and very useable space if so desired. Not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

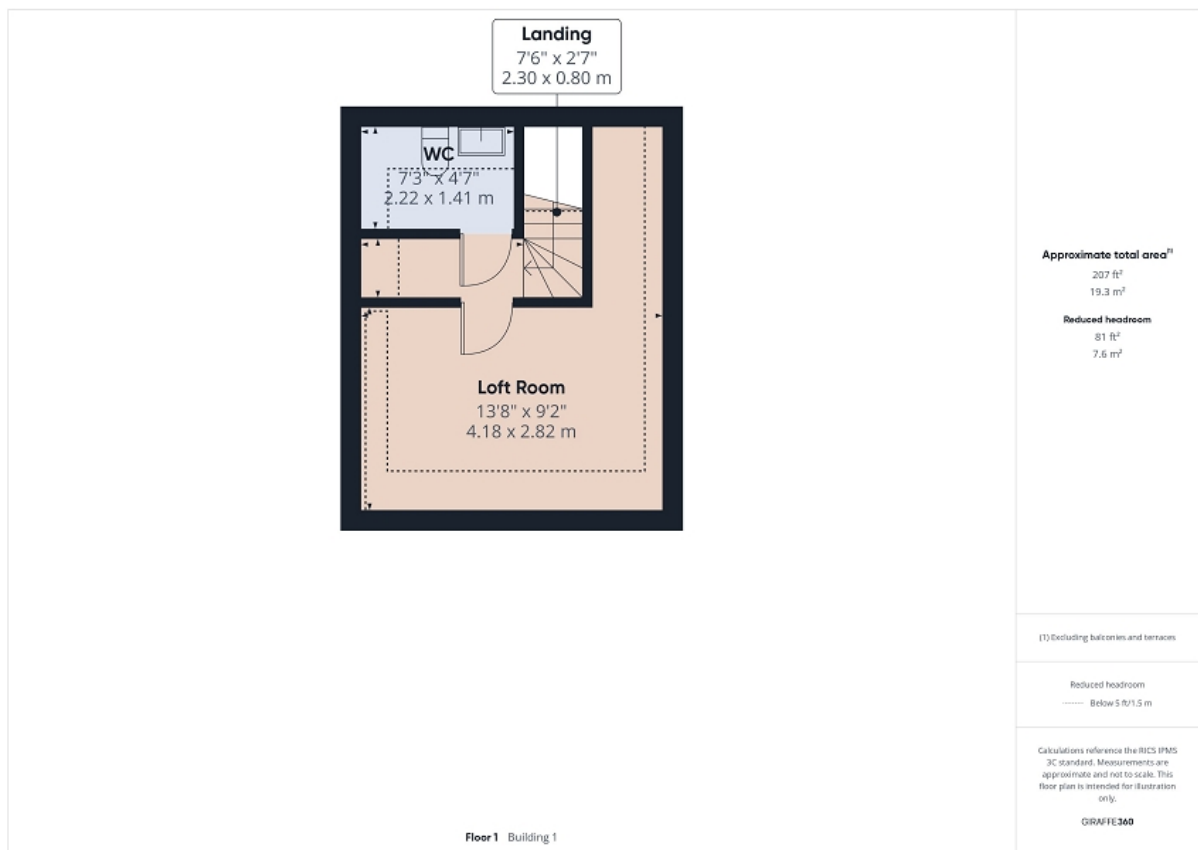
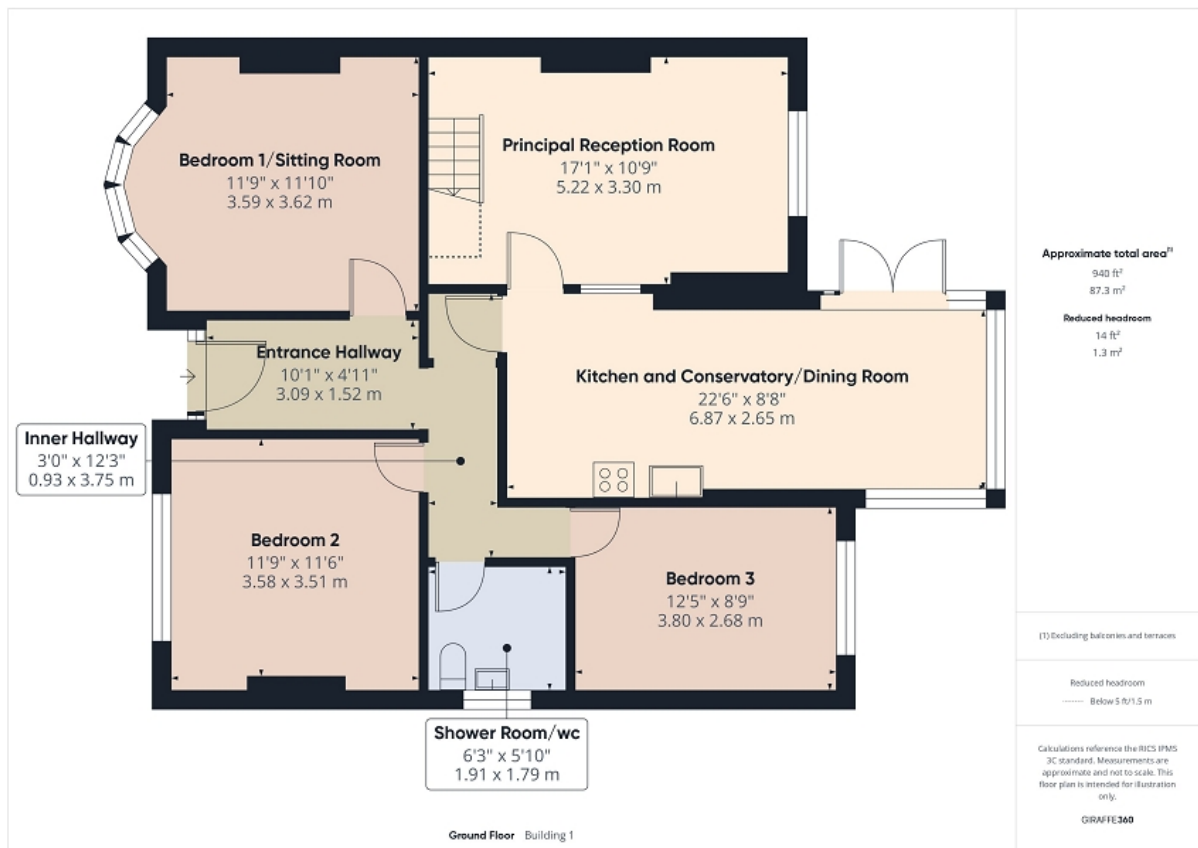
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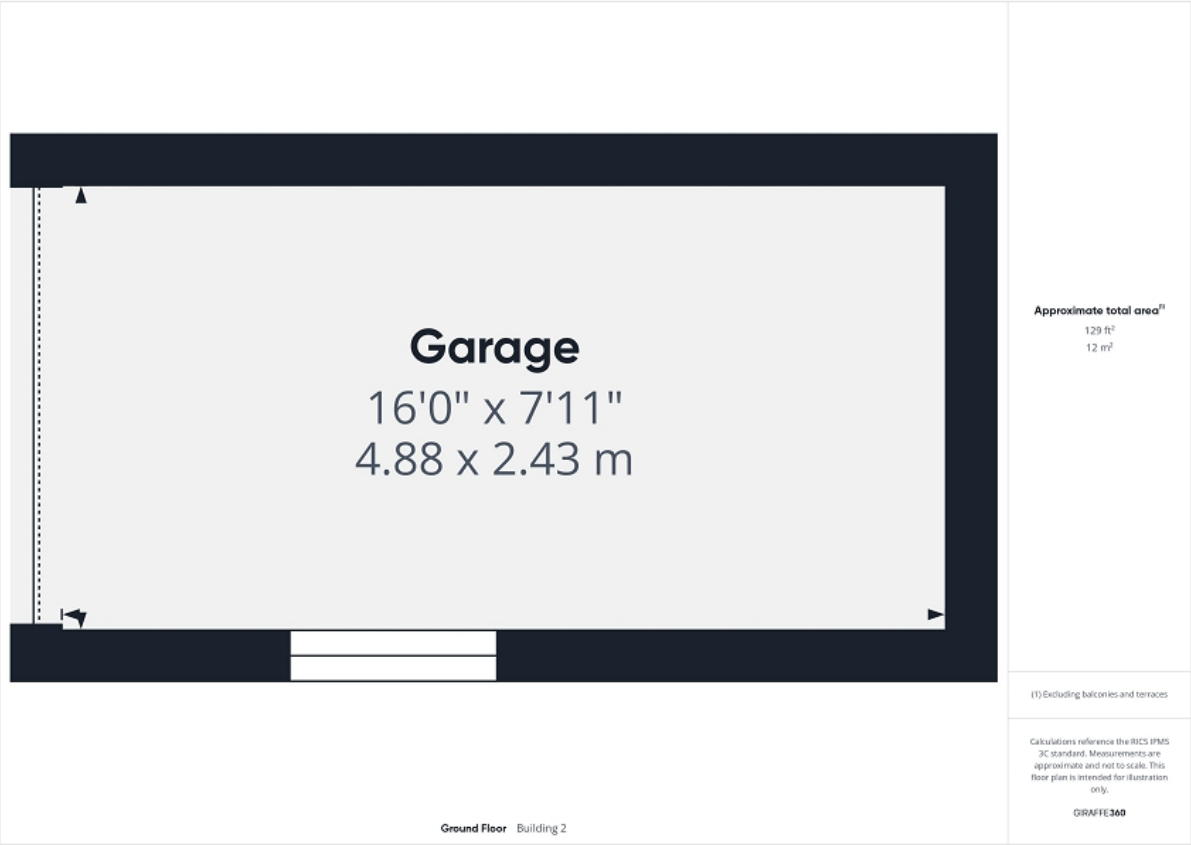
Tenure

We are informed that the tenure is Freehold

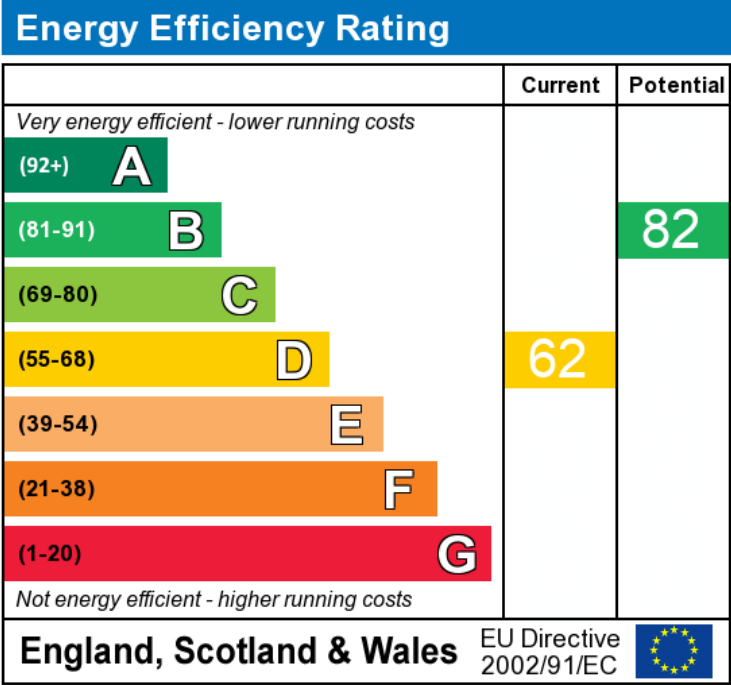
Council Tax

Band F

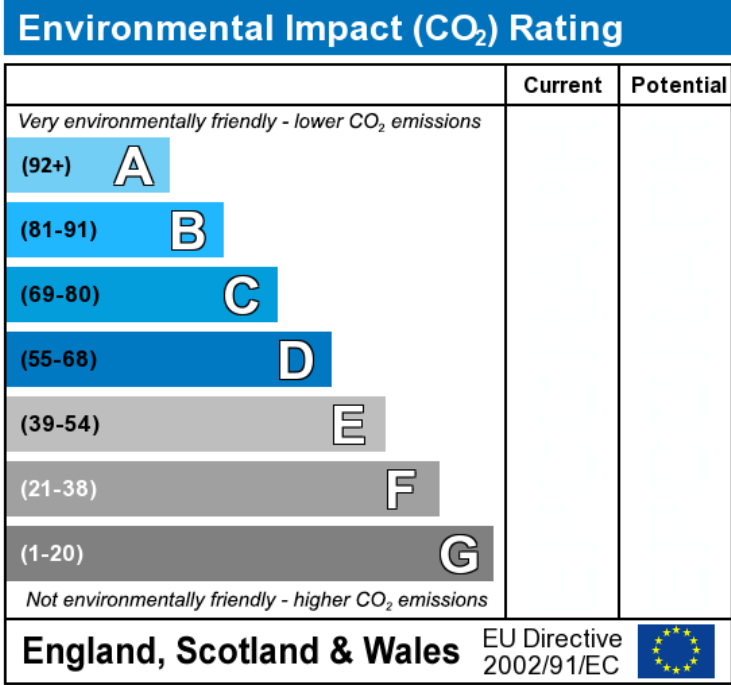




All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence 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.



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.