



Edwards & Co
property sales & lettings

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**Heol Uchaf
Cardiff
CF14**

Guide price £400,000



- Ideally located 3 bedroom semi detached family home
- Interconnecting Lounge and Dining Room
- Excellent size fitted kitchen + ground floor w/c
- 2 excellent size double and 1 single bedroom
- Modern and stylish first floor shower room
- Brightly decorated and well-maintained throughout
- Ample driveway parking + detached garage
- Beautifully tended front and rear gardens
- First class school catchments
- NOT TO BE MISSED

Ref: PRA53660

Viewing Instructions: Strictly By Appointment Only



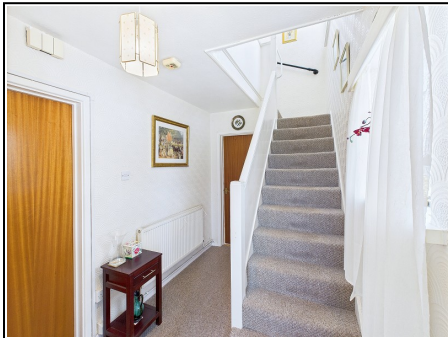
General Description

Enviably located and spacious 3 bedroom semi-detached home in Rhiwbina Edwards and Co are delighted to offer for sale this very-well presented family sized and Freehold property located close to all local amenities and ideally placed for Llanishen Fach Primary Schools and the shops nearby.



Front Garden & Entrance

Deep fronted with mature shrubs and trees, driveway for multiple cars, mainly laid to lawn, PVC double glazed door, giving access to entrance hallway.



Entrance Hallway

Brightly decorated and welcoming PVC double glazed window in obscure glass to front, further window in obscure glass, radiator, storage/cloaks cupboard with window to front and housing electric meters, under stairs storage, doors to ground floor rooms.



Principal Reception Room

An excellent size main living room with coving, PVC double glazed window to front, radiator, fire place with pebble effect electric fire on a Travertine hearth, sliding doors to dining room.



Dining Room

Another spacious reception room/dining room with coving, large picture window overlooking rear garden, radiator, door to kitchen.



Kitchen

Bright and spacious kitchen with radiator, range of base and wall units, integrated oven and hob, extractor fan, space for washer/dryer and fridge/freezer, double glazed window to side, further fixed pane window to driveway, door to rear lobby and ground floor WC.



Ground Floor WC

Fully tiled walls, vinyl effect flooring, PVC double glazed window in obscure glass to rear, corner wash hand basin, low level wc.



First Floor Landing

Carpeted staircase, double glazed window to driveway, doors to all first floor bedrooms, loft access hatch.



Bedroom 1

An excellent size main bedroom with a range of built in wardrobes with mirrored doors, large picture window to front, radiator.



Bedroom 2

Another excellent size double bedroom, wardrobes with sliding mirrored doors, cupboard, radiator, PVC window overlooking rear garden.



Bedroom 3

Bedroom 3 is a sizeable single bedroom with PVC double glazed window to front, radiator.



Shower Room/Wc

Modern and very stylish shower room with fully tiled walls, vinyl floor, radiator, wall mounted towel rail, fitted shower with Triton electric shower and seat, low level WC, wash hand basin, wall mounted cabinet, PVC double glazed window in obscure glass to rear.



Rear Garden

Beautifully tended, private and enclosed, southerly facing rear garden with paved patio, outside storage cupboard housing Worcester Bosch central heating boiler, pathways, laid to lawn, additional patio, fencing and hedging, mature trees and shrubs.



Driveway

Ample lengthy driveway parking continuing alongside the property towards the detached garage.



Garage

Detached block and rendered garage with up and over front access door, PVC pedestrian door to rear garden.

Agents Opinion

An absolute cracker and a very well priced property in an exceptional location. The property has been very well maintained by the current owners and offers further scope to extend if so desired into the loft and to the rear subject to the necessary permissions. Not to be missed!

Services

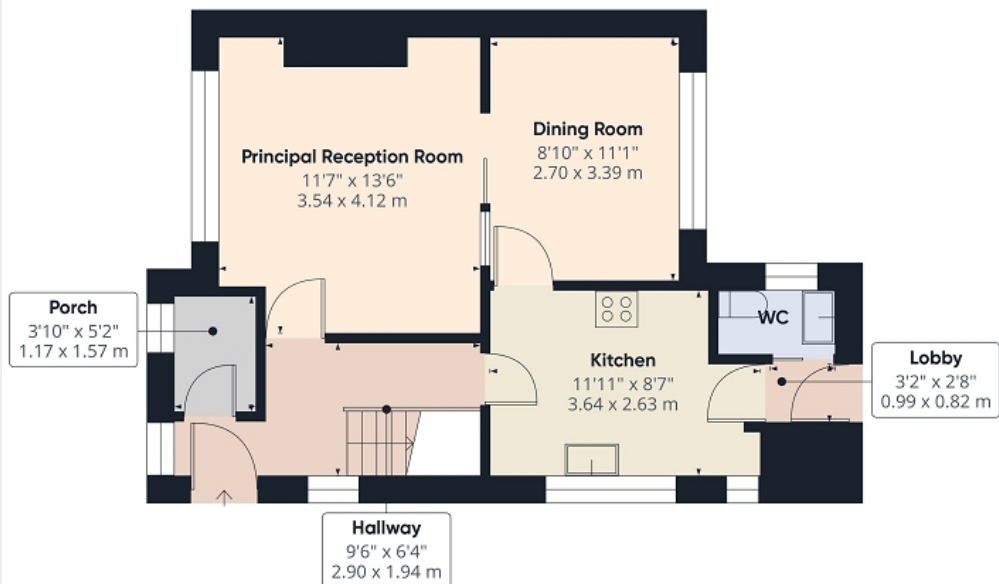
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



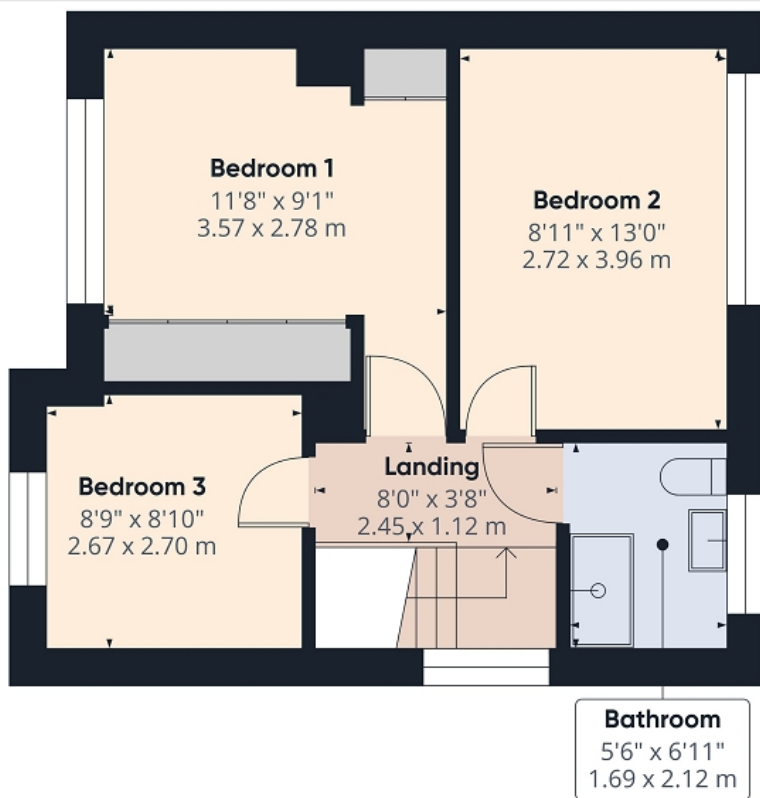
Ground Floor

Approximate total area⁽¹⁾
463 ft²
43 m²

(1) Excluding balconies and terraces

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFTE360



Floor 1

Approximate total area⁽¹⁾
389 ft²
36.2 m²

(1) Excluding balconies and terraces

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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			(69-80) C		
(55-68) D			(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.