



Edwards & Co
property sales & lettings

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

Pen-y-Dre
Rhiwbina
Cardiff
CF14

Guide price £625,000



- Superb and spacious 4 bedroom family sized home
- Modern and open-plan family room and kitchen
- Additional front reception room
- Modern conservatory overlooking the rear garden
- 4 excellent bedrooms to the first floor
- Stylish family bathroom/shower room + g/floor w/c
- Integral single garage/gymnasium + driveway
- Fabulous front and rear gardens with Golf Course views
- First class school catchments and City centre links
- NOT TO BE MISSED



Ref: PRA53661

Viewing Instructions: Strictly By Appointment Only

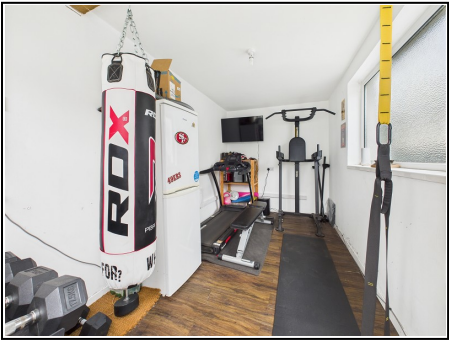
General Description

Enviably located and very spacious 4 bedroom semi-detached home backing on to Whitchurch Golf Course Edwards and Co are delighted to offer for sale this exceptional family sized home in Rhiwbina. The property benefits from spacious internal accommodation over 2 floors together with fabulous front and rear gardens and Golf Course views. Not to be missed.



Driveway and garage

Ample driveway parking to front and side of property with integral garage. The garage is accessed via wooden doors from the driveway and is currently utilised as a home gym by the current owners.



Garage

As described with window to the side and power and light.



Entrance Hallway

Bright, welcoming and spacious entrance hallway with modern decor and varnished herringbone wood block flooring. Carpeted staircase to first floor. Pendant light fitting and radiator. Doors off to front and rear reception rooms.



Front Reception Room

Excellent size front/principal reception room with feature fireplace and large window overlooking the front garden. Modern decor, woodblock flooring, pendant light fitting and radiator.



Rear Reception Room

Another spacious reception room/family room this time open plan to the kitchen and opening via folding doors into the modern conservatory. Brightly decorated, woodblock flooring, radiator and pendant light fitting.



Kitchen and breakfast room

Open plan to the rear reception room/family room is the excellent size kitchen with ample space for a breakfasting/dining table and chairs. 2 windows overlook the rear garden and a single uPVC door also leads out to the rear. There is a selection of base units with roll top work tops, integrated oven with hob and extractor above and space for dishwasher and fridge freezer. Central light fitting and radiator.



Conservatory

Modern and spacious uPVC conservatory opening from the family room/rear reception room. French doors lead out on to the paved rear terrace. Carpeted floor, radiator.



First Floor Landing

Brightly decorated landing area with carpeted floor, loft access hatch, pendant light fitting and doors off to all bedrooms and bathroom. Window to side aspect.



Bedroom 1

A very spacious double bedroom with windows overlooking the front aspect, fitted wardrobes with sliding doors, carpeted floor, bright decor, central pendant light fitting, radiator.



Bedroom 2

Bedroom 2 is another excellent size double bedroom this time with windows overlooking the rear garden and Golf Course beyond. Central chimney breast with side alcoves/wardrobe space, carpeted flooring, bright decor, pendant light fitting and radiator.



Bedroom 3

Bedroom 3 is a large three-quarter size bedroom however will fit a double bed as depicted if so desired. Bright decor, carpeted flooring, windows overlooking the side/rear aspect, pendant light fitting and radiator.



Bedroom 4

Utilised as the home office/study by the current owners, bedroom 4 is a generously proportioned single bedroom with carpeted flooring, modern decor, pendant light fitting and radiator and window overlooking the front aspect.



Bath/Shower Room

A modern, stylish and spacious family bathroom/shower room with panelled bath, wall mounted wash hand basin unit, close coupled w/c and quadrant shower cubicle. Part tiled and part plastered and painted walls, LVT flooring and window with obscured glazing opening to the rear aspect. Towel rail radiator.



Rear Garden

A very generously proportioned, private and enclosed rear garden that backs onto/overlooks the fairways of Whitchurch Golf Club. Laid mainly to lawn with wood fence and mature hedgerow borders. There is also a paved terrace/outdoor entertaining area leading off the conservatory.

Agents Opinion

This truly is a very spacious, very well-presented and maintained family home located in this fabulous Rhiwbina location. With 4 bedrooms, ample reception areas and golf course views, this really is one 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

