



Edwards & Co
property sales & lettings

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Heol Y Bryn
Rhiwbina
Cardiff
CF14

Guide price £850,000



- Superb and extended 4 double bedroom family home
- Large principal reception room + family room
- Dining room + snug/tv room
- Modern fitted kitchen
- Bedroom 1 with en-suite shower room + wardrobes
- 3 additional double bedrooms
- Large and stylish family bath/shower room
- Impressive front garden + large driveway
- Private and enclosed rear garden with paved terraces
- First class school catchments and proximity to Village centre



Ref: PRA53663

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located and incredibly spacious 4 double bedroom extended semi-detached family sized home in Rhiwbina Edwards and Co are delighted to offer for sale this voluminous family home in one of Rhiwbina's most sought after locations. The property offers 4 reception areas plus kitchen and w/c to the ground floor with 4 very spacious bedrooms, the master with en-suite shower/wc, fabulous family bathroom and shower room to the first floor. The property occupies a generous corner plot and is within a short walk to the Village amenities and local schools. NOT TO BE MISSED.



Front Garden

Large front garden laid mainly to lawn, brick built boundary walls, inset slate chipping's, pathway to front entrance porch.



Entrance Porch

PVC double glazed front door, vinyl tiled floor, giving access to entrance hallway.



Ground Floor WC

WC, 2 PVC double glazed windows in obscure glazing, pedestal wash hand basin, vinyl tiled floor, radiator, central pendant light fitting.



Entrance Hallway

Large and welcoming open hallway with carpeted staircase to first floor, doors off to ground floor rooms and open-plan to snug/tv room.



Principal Reception Room

An excellent size main reception room with PVC double glazed window to front, original herringbone floor, dado rail, central pendant light fitting, feature fire place with wood burning stove, radiators.



Kitchen

A very well proportioned kitchen with a generous range of wall, base and drawer units in wood, marble effect laminate work tops, slot in Hotpoint electric oven and gas grill above, extractor, PVC double glazed windows to rear, covered radiator, space for American style fridge/freezer, vinyl tiled floor, wood panelled walls painted white, tiled splash backs, 2 ceiling pendant light fittings, doorway to dining room, open doorway to rear lobby.



Rear Lobby

Coats cupboard, storage cupboard (housing Baxi Maine central heating boiler), PVC double glazed door to rear.



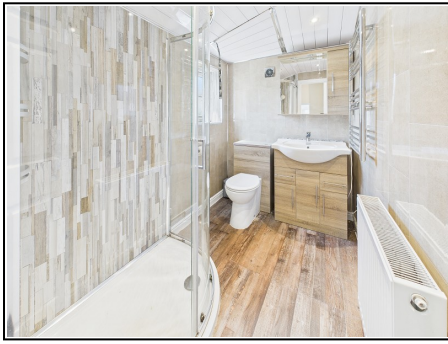
First Floor Landing

Carpeted staircase with large PVC window to front, ceiling spotlights, large loft hatch with drop down ladder, large radiator, doors to all rooms.



Bedroom 1 with En Suite Shower Room

Carpeted stairs lead up to the bedroom suite, floor to ceiling fitted wardrobes, large PVC double glazed window overlooking the rear garden, large radiator, central pendant light fitting, carpet, bi-folding door to en-suite shower room/wc .



En Suite to Bedroom 1

Large quadrant shower cubicle with sliding doors, PVC tongued and grooved ceiling with spotlights, laminate floor, tiled walls, large radiator, wall mounted electric towel rail/radiator, low level WC set into unit, wash hand basin set into vanity unit.



Bedroom 2

Another excellent size double bedroom with PVC double glazed window overlooking rear garden, laminate floor, pendant light fitting, double radiator, built in wardrobes.



Bedroom 3

Bedroom 3 is another impressively proportioned double bedroom with floor to ceiling wardrobes, large PVC double glazed window overlooking front garden, carpet, ceiling light pendant, radiator.



Bedroom 4

Even bedroom 4 will accommodate a double bed if required. Laminate floor, central pendant light fitting, double radiator, PVC double glazed window to rear.



Family Bathroom

Modern and stylish bathroom, large quadrant walk-in shower, curved glazed shower door and screen, large panelled bath, corner close coupled WC, wall mounted wash hand basin set into vanity unit, tiled walls, PVC tongued and grooved panelled ceiling with inset spotlights, vinyl laminate floor, large PVC double glazed window in obscure glazing to front, wall mounted towel rail/radiator, further radiator.



Rear Garden

A very private and enclosed rear garden with 2 paved patio/outdoor entertaining areas, laid to lawn, further paved area, wooden boundary fences, wooden storage shed.



Driveway

Ample driveway with parking for 4/5 vehicles. Gated access to extended driveway and car port leading to the original detached garage.



Garage/Storage Room

Currently being used as a storage room with power and light, boarded walls, PVC double glazed French doors to driveway. Covered area.

Agents Opinion

If you're looking for a large family-sized home in one of Rhiwbina's most sought after addresses, then look no further. This property has bucket-loads of ground floor living and entertaining spaces together with 4 generously proportioned double bedrooms to the first floor. Rhiwbeina Primary School and the Village centre are only a very short walk away as are all the wonderful local amenities that Rhiwbina has to offer. Not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor Building 1

Approximate total area⁽¹⁾
978 ft²
91 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.

GRAFTE360



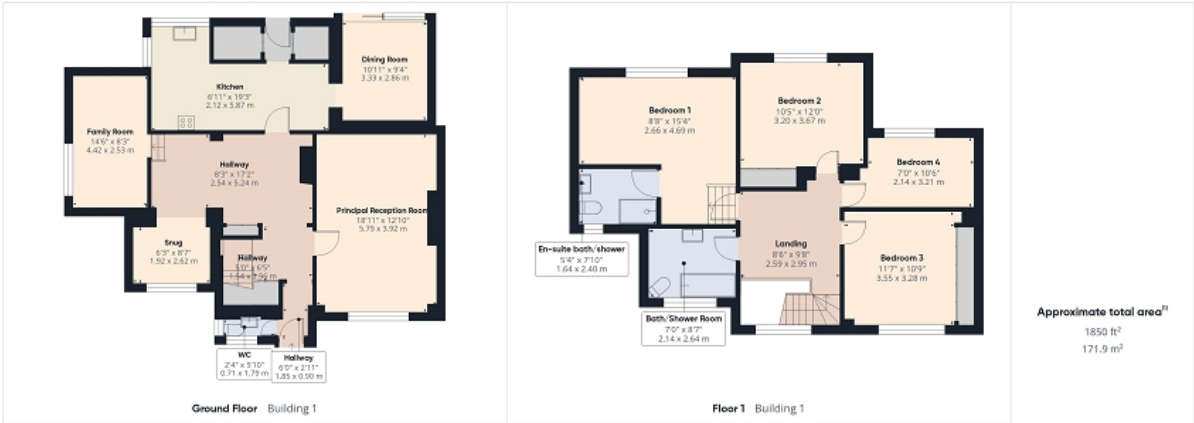
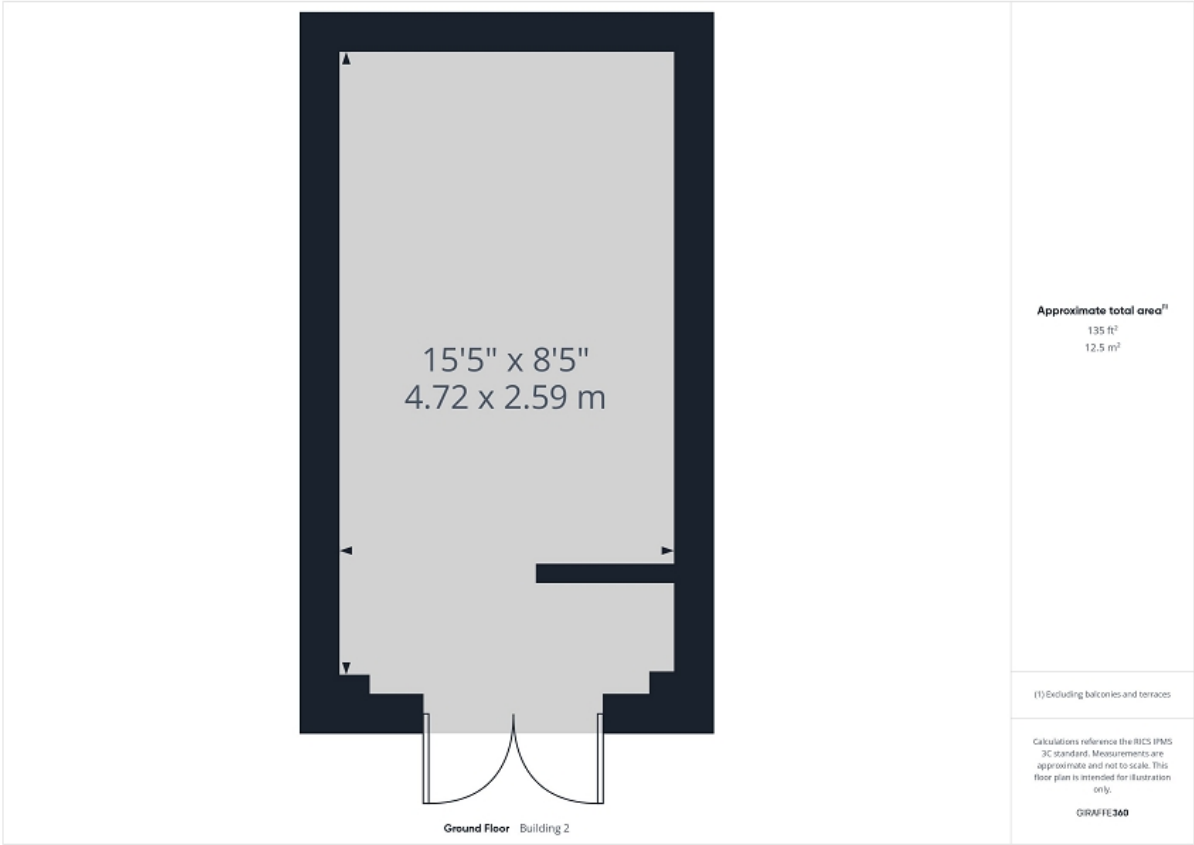
Floor 1 Building 1

Approximate total area⁽¹⁾
737 ft²
68.4 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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.