



**Edwards & Co**  
property sales & lettings

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**Waun-y-Groes Road  
Cardiff  
CF14**

**Guide Price £360,000**



- Spacious and ideally located 3 bedroom family home
- 2 excellent size front and rear reception rooms
- Open plan kitchen and breakfast room/family room
- 2 very well-proportioned double bedrooms
- 1 sizeable single bedroom
- First floor family bathroom
- Private and enclosed rear garden and terrace
- Single garage with lane access to rear
- Many original features retained
- MUST BE VIEWED TO BE FULLY APPRECIATED

**Ref: PRA53690**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*Enviably located and spacious 3 bedroom family-sized home in Rhiwbina\* Edwards and Co are delighted to offer for sale this fabulous and much-loved mid-terraced home located within walking distance of the Village centre, local parkland and all the amenities Rhiwbina has to offer. The property has both wonderful kerb-appeal and excellent scope for improvement and/or extending if so desired. NOT TO BE MISSED.

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### Front Garden

A pretty, paved front garden with original front wall boundary and planted borders. Pathway to front entrance.

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### Entrance Porch

Pvc front door opening to storm porch with secondary door to hallway.

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### Entrance Hallway

Bright and inviting entrance hallway with traditional decor, carpeted floor over original wood block flooring (tbc), carpeted stairs to first floor, glazed window with stained glass inlay, cupboard housing recently fitted electric and gas meters, wall mounted stop cock, radiator and pendant light fitting. Doors off to reception rooms and kitchen/breakfast room.

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### Front Reception Room

An excellent size front reception room/dining room, crescent shaped bay overlooking front aspect, traditionally decorated with original features, chimney breast with wall mounted gas fire, carpeted floor over original woodblock (tbc), pendant light fitting and radiator.

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## Rear Reception Room

Another very-good sized reception room/lounge with window and PVC French doors overlooking/opening to rear terrace and garden. Brightly decorated, carpeted floor over original woodblock (tbc), feature coal-effect gas fire to chimney breast, radiator, pendant light fitting.



## Kitchen and breakfast room

A spacious and 'extended' kitchen and breakfast room with door and windows overlooking/opening to the rear terrace and garden and described as follows:



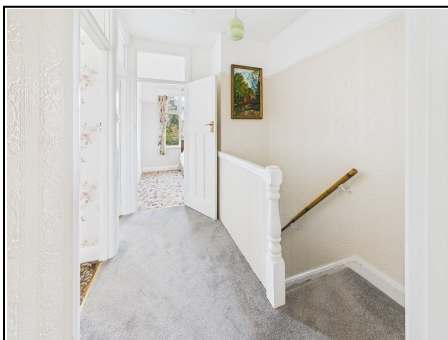
## Breakfast Room

Spacious breakfast room/family room with tiled floor, bright decor and open-plan to the kitchen. Large radiator and strip light to ceiling.



## Kitchen

A well-planned kitchen with a range of wall and base units, modern oven and grill, gas hob, space for fridge/freezer and washing machine, sink, tiled floor and windows overlooking rear aspect, spotlights to ceiling.



## First Floor Landing

Carpeted staircase from entrance hallway, doors off to all bedrooms and bathroom, loft hatch with drop down ladder, pendant light fitting.



## Bedroom 1

An excellent size 'Laura Ashley' inspired double bedroom with PVC windows overlooking the rear aspect. Wardrobe/cupboard housing the modern combi-boiler, light fitting and radiator.

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## Bedroom 2

An almost equally proportioned double bedroom to bedroom 1, this time with bay overlooking the front aspect, brightly decorated, fitted wardrobes, carpeted flooring, light fitting and radiator.

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## Bedroom 3

Bedroom 3 is actually a very pleasantly proportioned single bedroom and certainly not the 'box-room' often associated with similar properties. Brightly decorated, carpeted floor, PVC window overlooking the front aspect, radiator, pendant light fitting, original loft hatch.

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## Family Bathroom

A traditionally decorated family bathroom with panelled bath with shower attachment, inset wc and wash hand basin into the vanity unit, window with obscured glazing to rear aspect, laminate floor, ceiling light/heater.

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## Rear Garden

An excellent size, southerly facing rear garden laid mainly to lawn with mature shrubs and bushes, paved terrace, pathway leading to garage and rear access, brick-built boundaries.

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## Paved Terrace

A private and enclosed paved outdoor entertaining area over looking the rear garden.



## Garage

Brick-built single garage with garage door opening out onto rear lane access and single pedestrian access door to rear garden.



## Rear entrance

Generously proportioned rear shared lane leading to garage and garden access.



### Additional Picture 2

The vendor has kindly supplied and requested that we show the original agents' specifications from when their parents first purchased the property in the early 1970's.

[illegible]

### Additional Picture 3

As above.

## Agents Opinion

This truly is a very much-loved and very well maintained family size home in an excellent location close to all local amenities. The property will evidently require an element of modernisation if desired, however provides spacious 2

storey accommodation together with front and rear gardens and a garage to the rear with lane access. This is definitely one not to be missed.

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Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

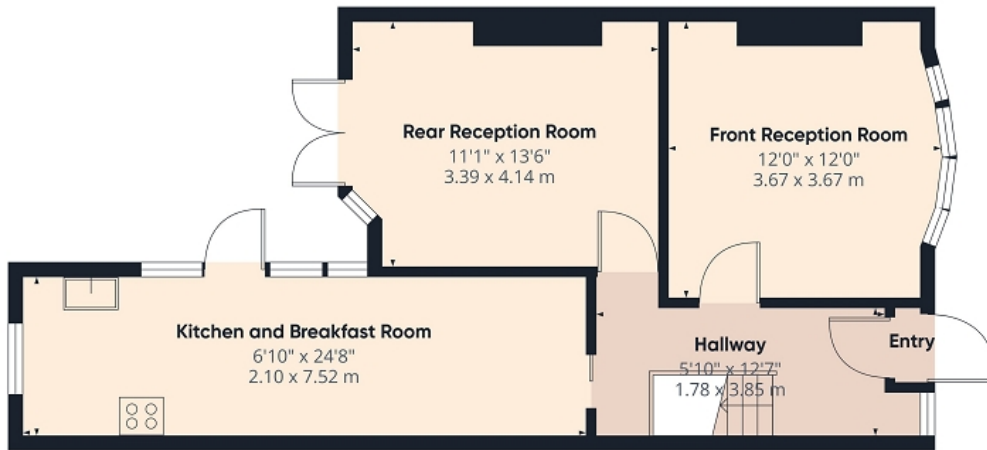
We are informed that the tenure is Freehold

Council Tax

Band E

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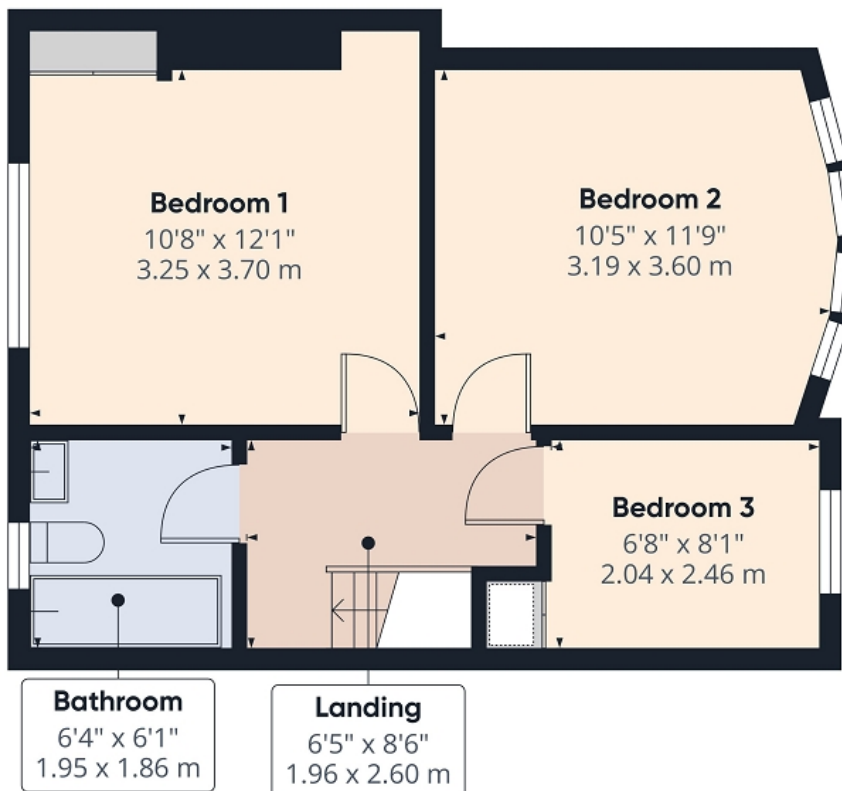
Approximate total area<sup>(1)</sup>  
537 ft<sup>2</sup>  
49.9 m<sup>2</sup>

(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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Ground Floor Building 1



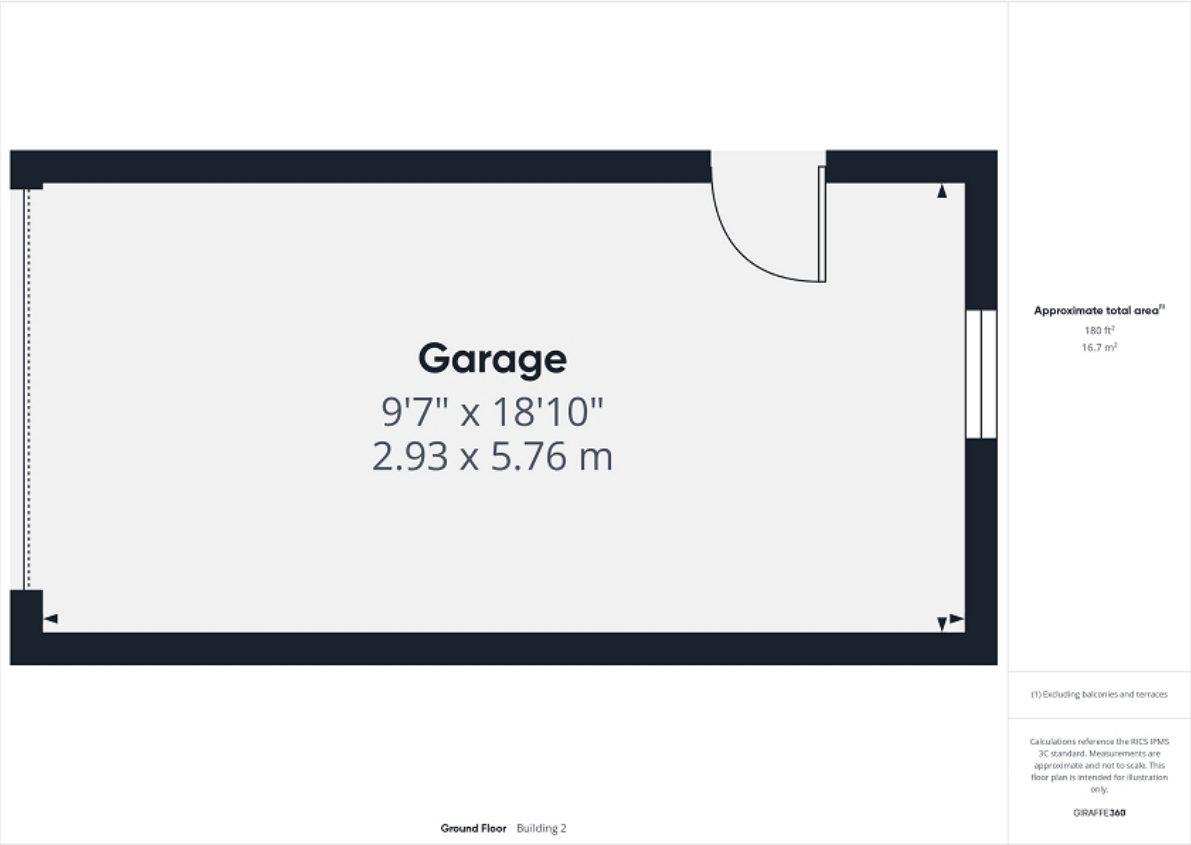
Approximate total area<sup>(1)</sup>  
396 ft<sup>2</sup>  
36.8 m<sup>2</sup>

(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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Floor 1 Building 1




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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.