



Edwards & Co
property sales & lettings

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

Heol Y Coed
Rhiwbina
Cardiff
CF14

POA



- Enviably located 3 double bedroom detached family-sized home
- 3 ground floor reception rooms
- Large kitchen/breakfast room
- 3 excellent size double bedrooms
- First floor shower room/wc + ground floor cloaks/wc
- Ample driveway parking + integral garage
- Very well maintained and presented throughout
- Beautifully tended gardens backing onto Golf Course
- First class school catchments for Welsh and English schools
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53698

Viewing Instructions: Strictly By Appointment Only

General Description

Magnificent and spacious 3 double bedroom detached home backing onto Golf Course in Heol y Coed, Rhiwbina Edwards and Co are delighted to offer for sale this enviably located family sized home boasting 3 double bedrooms and 3 sizeable reception rooms plus large kitchen/breakfast room. The property has been very well-maintained throughout and is within a short distance of Rhiwbina Village centre and all local amenities. NOT TO BE MISSED.



Driveway & Front Entrance

This charming property features a distinctive exterior with a well-maintained front garden. The spacious block paved driveway offers ample parking space leading to the integral garage. The front facade is adorned with a neat hedge and is surrounded by a picturesque landscape. The house is situated in a pleasant residential area, providing a welcoming atmosphere. The property offers significant curb appeal and is ideally located for easy access to local amenities and transport links.



Front Garden

The well-maintained garden area is surrounded by a mixture of flowerbeds and greenery, providing a pleasant outdoor space. The building has a classic architecture with a combination of rendered and brick façades. Access along the south side leads to the rear garden.



Garage

Integral single garage with powered door and internal power and light. The garage offers potential for additional ground floor accommodation if desired subject to necessary permissions and regulations.



Entrance Porch

Low brick wall and pvc enclosed entrance porch leading to the original wooden front door and access to entrance hallway.



Entrance Hallway

This hallway features a staircase leading to the upper floor, complemented by a combination of carpet and parquet flooring. To the left, there is a door leading to the ground floor w/c, while straight ahead, the entrance is highlighted by a decorative window adjacent to the main door. The walls are painted in a neutral colour, creating a bright and welcoming atmosphere. The layout allows for easy movement between the different areas of the home. Overall, this entryway provides a functional transition space with ample light and a classic design.



Ground Floor WC

This room is a well-designed bathroom featuring light, neutral wall tiles that create a clean and spacious feel. The flooring is finished with wood, adding warmth to the space. A window with traditional design allows natural light to brighten the room. The overall layout facilitates easy movement and accessibility.



Front Reception Room

The well-lit room features elegant herringbone-patterned wooden flooring, providing a warm and inviting atmosphere. The space benefits from a bay window overlooking the front garden, allowing ample natural light to fill the area and offering views of the surroundings. The walls are finished in a light colour, complementing the overall aesthetic, while decorative curtains frame the windows. Additional natural light is provided by a smaller window set into one wall. The room is spacious, making it suitable for various layouts and uses. Sliding wooden doors open to the principal reception room to the rear.



Principal Reception Room

This spacious living area features elegant parquet flooring, adding a stylish touch to the room. Large sliding doors provide ample natural light and open up to an external space, enhancing the sense of openness and connection to the outdoors. The walls are painted in a neutral tone, creating a versatile backdrop suitable for various interior styles. Feature fireplace. The overall ambiance is bright and inviting, making it a perfect space for relaxation or entertainment.



Dining Room

The well-proportioned dining room/family room features a light wooden floor that enhances the sense of openness. The room is characterised by a large archway that leads into the kitchen area, allowing for easy flow between spaces. Natural light floods in from windows that offer views of the surrounding greenery, contributing to a bright and airy atmosphere. The room is finished with a neutral colour palette, providing a blank canvas for personalisation. The layout allows for versatile use, accommodating various design preferences.



Kitchen/breakfast room

An excellent size fitted kitchen and breakfast area open plan to the breakfast area and described as follows:



Kitchen

The modern kitchen features a well-designed layout with ample counter space, allowing for ease of movement and preparation. The cabinetry is predominantly finished in white, complemented by wooden accents that add warmth to the space. Natural light floods the room through a window, enhancing the bright and airy atmosphere. The work surfaces are finished in a textured stone effect laminate material, providing a durable and stylish workspace. The kitchen includes a combination of base and wall cabinets, offering substantial storage options. The overall design combines functionality and a contemporary aesthetic, making it suitable for a variety of culinary tasks.



Breakfast Area

This spacious breakfast area features a bright and open layout, designed to maximise natural light. Large sliding glass doors provide direct access to the outside, enhancing the connection between indoor and outdoor spaces. The room has a smooth, contemporary wooden flooring that adds warmth. There are multiple windows allowing for additional light and views of the surrounding greenery. Ample work surface area is available, making it functional for cooking and meal preparation. Space for breakfasting table if desired.



First Floor Landing

The spacious hallway features a bright and airy atmosphere, enhanced by natural light from the adjacent windows. The walls are finished in neutral tones, contributing to a contemporary feel. There is a tasteful chandelier providing ambient lighting. The layout includes access to multiple adjoining rooms, providing ease of movement throughout the space. The floor is covered with a light-coloured surface, offering a clean and functional appearance. Additionally, there is a handrail along the staircase, promoting safety and accessibility. A doorway leads off the landing into the ample eaves storage area.



Bedroom 1

The well proportioned double bedroom features a well-lit layout with multiple windows that overlook the rear garden and Golf Course beyond, enhancing the overall ambience. The walls are painted in a neutral tone, creating a versatile backdrop for various interior styles. The floor is covered with a plush carpet, adding warmth and comfort to the space. The room offers ample storage options with built-in wardrobes, optimising the available area.



Bedroom 2

This room features a light and airy atmosphere, enhanced by a large bay window overlooking the front aspect. The neutral-coloured walls contribute to a spacious feel, while the carpeted floor provides warmth and comfort. The room benefits from two windows, one of which is smaller, allowing for varied lighting throughout the day. A central light fixture adds to the overall brightness of the space. In-built storage cupboard/wardrobe.



Bedroom 3

This well-sized double bedroom benefits from natural light, courtesy of the large window that provides a pleasant view of the rear garden and Golf Course. The walls are painted in a neutral tone, creating a bright and airy atmosphere. The flooring features a light-coloured carpet, contributing to the room's warmth. Ample storage space is available with built-in cupboards. The ceiling is fitted with a decorative light fixture, adding character to the space.



Shower Room/Wc

This modern shower room features a spacious layout with ample natural light coming through a large window. The neutral colour palette enhances the feeling of openness and cleanliness. The room is well-equipped for functionality, with easily access shower cubicle. The large wall tiles and flooring contribute to a cohesive, fresh aesthetic. Overall, the design promotes a bright and inviting atmosphere.

Eave storage

Large first floor eaves storage area with access door off landing and power and light.



Rear Garden

This property features a well-maintained garden area, which is primarily laid to lawn, offering a green and open space. Surrounding the garden, you will find established hedgerows providing privacy and a sense of enclosure. The garden benefits from a combination of gravel pathways and landscaped borders, creating an inviting outdoor environment. The views are enhanced by the presence of mature trees and views across to the adjacent Golf Course. Overall, this outdoor space presents opportunities for relaxation and recreation.



Paved Terrace

With access out from both the principal reception room and kitchen/breakfast room is the raised paved terrace outdoor seating area overlooking the rear garden and out towards the Golf Course. Steps lead down to the lawn area.



Views

Far reaching views from the rear bedrooms out towards the Golf Course and beyond towards Cardiff City Centre and The Bay.

Agents Opinion

Rarely does a property with such appeal, sought after location and potential come to market and therefore when it does we suggest early viewings to avoid any unnecessary disappointment. The property not only has great kerb appeal however has the added benefit from having the rear garden backing on to, and with access to, the adjacent Whitchurch Golf Club fairways. With approximately 1500sq feet of internal space and plenty of scope to significantly extend if desired STPP, this has to be one of the most desirable properties on the market today in Rhiwbina.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

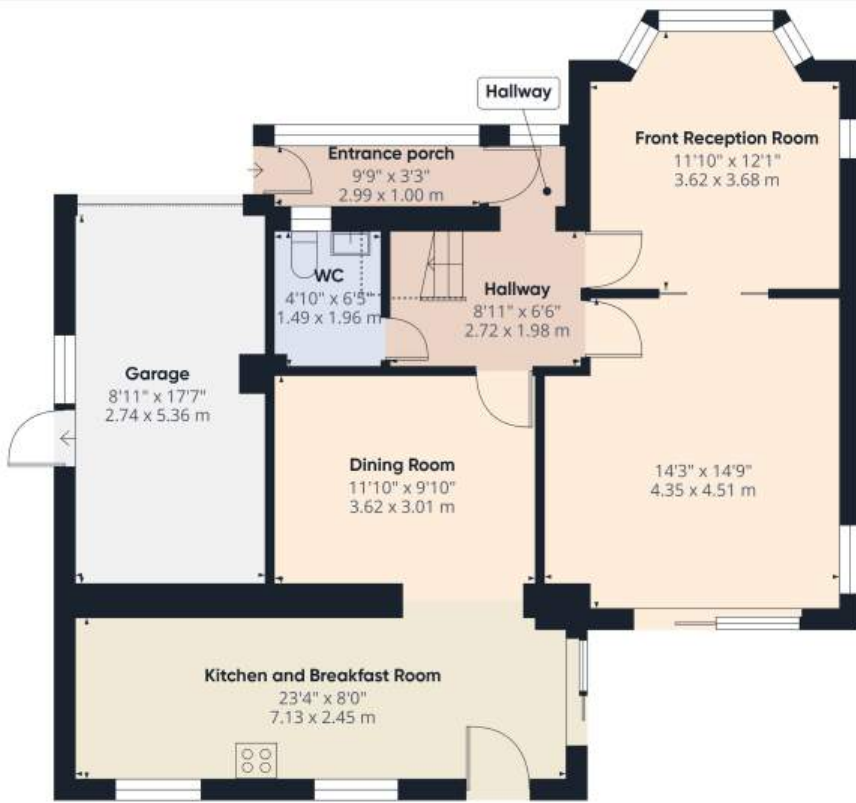
EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor

Approximate total area⁽¹⁾

944 ft²
87.7 m²

Reduced headroom

12 ft²
1.1 m²

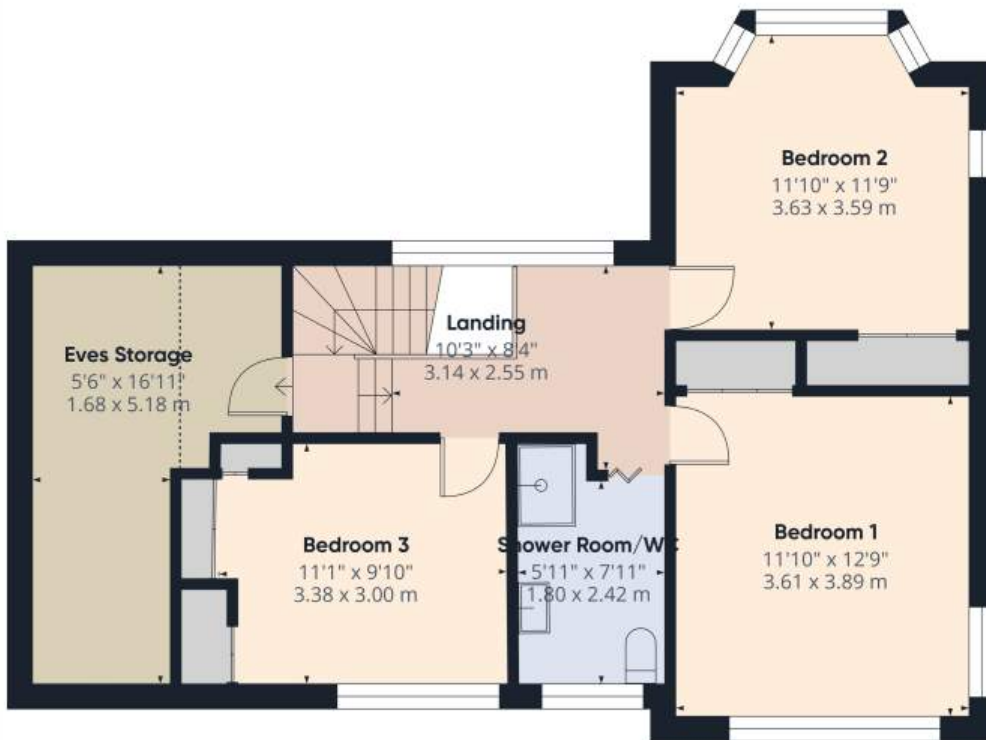
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

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

GRAFTE 960



Floor 1

Approximate total area⁽¹⁾

672 ft²
62.4 m²

Reduced headroom

95 ft²
8.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

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

GRAFTE 960



Approximate total area⁽¹⁾
 1616 ft²
 150.1 m²

Reduced headroom
 107 ft²
 10 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5'01.5 m

Calculations reference the BCS (RICS) PAS 36 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFPE 360

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		74
(55-68) D	62	
(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 (CO₂) 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.