



**Edwards & Co**  
property sales & lettings

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Pen-y-Dre  
Rhiwbina  
Cardiff  
CF14

Guide Price £420,000



- Beautifully presented 3 bedroom Grade II family-sized home in Rhiwbina
- Dual aspect principle reception room + separate dining room
- Modern kitchen/breakfast room overlooking the rear garden
- 2 spacious double bedrooms and 1 3/4 size double bedroom with fitted wardrobes
- Stylish first floor shower room/wc
- Private and enclosed southerly facing rear garden
- Front garden with archway access to rear
- Very well presented throughout
- Rhiwbina PS, Whitchurch HS and Welsh medium PS and HS catchments
- Must be viewed to be fully appreciated



**Ref: PRA53700**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Enviably located and beautifully presented 3 bedroom Garden Village family-sized home in Rhiwbina\* Edwards and Co are delighted to offer for sale this perfectly balanced mid-terrace property, surrounded by parkland and only a short walk from the Village centre itself. The property boast 2 sizeable reception rooms plus kitchen/breakfast room to the ground floor plus 3 excellent size bedrooms and stylish shower room/wc to the first floor. With views across Caedelyn to the rear and with the entrance to Parc y Pentre opposite, this definitely is one that must not be missed.

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## Front Garden

The garden features a variety of plants, including lush greenery and vibrant flowering shrubs, enhancing the overall appeal of the outdoor space. The white exterior of the house contrasts beautifully with the garden's natural colours, while ample natural light filters through the windows, creating a bright and inviting atmosphere. The garden is well-maintained, with structured hedges adding further definition to the space. There is a central archway and alleyway providing access to the rear garden.

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## Entrance Hallway

The entrance hall features a welcoming layout with a staircase leading to the upper floors. The stairs are adorned with patterned carpet, enhancing the traditional charm of the space. The walls are painted in a soft, neutral tone, contributing to a bright and airy atmosphere. Natural light is evident, creating an inviting entry point to the property. The front door, with decorative glass panels, adds character and allows for additional light to flow into the hallway.

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## Principal Reception Room

This excellent size and dual aspect main living room features an inviting layout with ample natural light flooding in through large windows leading to the garden. The space showcases a combination of traditional and modern design elements, highlighted by wooden beams that add character to the room. The neutral colour palette contributes to a warm and welcoming atmosphere, making it an ideal environment for relaxation and entertaining. Access to the garden enhances the connection with outdoor space, offering potential for enjoyment of natural surroundings.

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## Dining Room

This well-proportioned dining room features a good-sized window that allows ample natural light to fill the space. The room is adorned with neutral-coloured walls and a patterned carpet that adds warmth and character. A pleasant view of the outdoor greenery can be enjoyed through the window, enhancing the overall atmosphere. The layout provides a comfortable area for dining, making it ideal for gatherings and family meals. Access door to kitchen/breakfast room to rear.

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## Kitchen/breakfast room

This spacious kitchen features a well-designed layout that maximises functionality and convenience. It benefits from ample natural light, with a combination of windows that enhance the bright and airy atmosphere. The flooring is finished in a warm, wooden effect, providing a contemporary touch. The kitchen area offers generous space for essential appliances and cooking activities, ensuring an efficient workflow. The overall design promotes both practicality and comfort, making it an ideal space for culinary endeavours. Access door to rear garden.

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## First Floor Landing

A well-proportioned first floor landing with light-coloured walls contributing to a bright and airy atmosphere. The flooring is adorned with a patterned carpet, which adds character to the area. The layout provides access to other rooms, with multiple doorways leading off the hallway. Natural light is available through strategically placed openings, enhancing the overall appeal of the space.

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## Bedroom 1

This well-proportioned double bedroom features a spacious layout with ample natural light streaming through the large window. The room has a neutral colour palette, creating a calm and inviting atmosphere. The flooring is carpeted, adding to the comfort of the space. It also benefits from a pleasant view of the outdoor area to the front, enhancing the overall appeal of the room. The bedroom also has a door leading into a spacious walk-in wardrobe.

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## Bedroom 2

Bedroom 2 is another excellent size double bedroom offering a spacious and comfortable environment. Featuring a large window to the front aspect that allows for ample natural light, the room creates a welcoming atmosphere. The neutral colour palette enhances the sense of space and tranquility.

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## Bedroom 3

This room features a well-proportioned layout, providing ample space for various uses. The walls are painted in a neutral tone, contributing to a light and airy atmosphere. Natural light is maximised through the design, enhancing the overall brightness of the space. The flooring is carpeted, adding comfort and warmth to the environment. Additionally, the inclusion of fitted wardrobes makes this an ideal third bedroom or dressing room.

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## Shower Room/Wc

This well-appointed shower room features a spacious layout with stone tiles adorning the walls and floor. Natural light streams in through a large window to the rear aspect, enhancing the bright and airy atmosphere. The room includes a modern shower area with a glass partition, as well as a separate toilet. The design emphasizes functionality and an appealing aesthetic, making it a pleasant space for daily use.

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## Rear Garden

This beautifully landscaped southerly facing garden offers a serene outdoor space, surrounded by lush greenery and vibrant flower beds. The expansive lawn area provides ample room for activities and relaxation. A hedge borders the garden, ensuring privacy while adding to the tranquil atmosphere. The inviting setting is perfect for enjoying the outdoors, whether for gardening or leisure.

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## Views

From the first floor landing and bedroom 3 there are wonderful views across the rear garden and out towards Caedelyn Park. The Railway Station of both Rhiwbina and Whitchurch halts are both within a short walk away along Pen y Dre.

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## Agents Opinion

This truly is a fabulous example of a traditional 1923 'cottage-style' Garden Village home and its location is simply first class.

The current owners have loved and cared for this property for the past 40 years and are now ready to pass it on to the next generation of Rhiwbina residents. It really must be viewed internally to fully appreciate this wonderful family-sized home.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

## Tenure

We are informed that the tenure is Freehold



## Council Tax

Band E

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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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.