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property sales & lettings

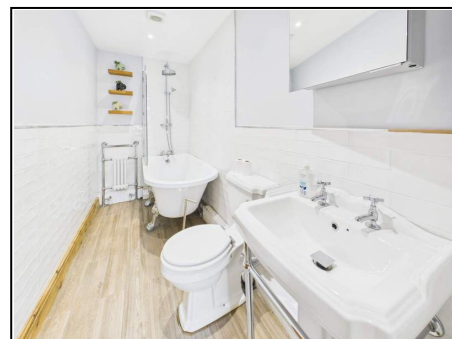
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

**Tyn-y-Parc Road
Rhiwbina
Cardiff
CF14**

O.I.E.O £340,000



- Spacious and fully modernised 3 bedroom mid-terraced home
- Large open-plan lounge/diner
- Stylish and fully fitted kitchen
- Modern ground floor family bathroom
- First floor shower room w/c
- 3 excellent size bedrooms
- Modern decor and very well maintained throughout
- Private and enclosed rear garden with lane access
- First class school catchment area
- Ideal first time buy or down-sizer - must be viewed



Ref: PRA53704

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and ideally located 3 bedroom traditional mid terraced cottage in Rhiwbina Edwards and Co are delighted to offer for sale this fabulously presented and spacious property located equidistant between the Whitchurch and Rhiwbina Village centres. The property further benefits from having a private and enclosed rear garden with wooden storage shed to remain. Not to be missed.



Front Garden

The property offers a well-maintained front garden with a paved and gravel pathway leading through a landscaped area to the front entrance. The boundary is defined by a low stone wall, which contributes to the garden's character. Access to the property is secured by a decorative gate, adding an element of charm.



Covered Storm Porch

This property features a welcoming entrance with a distinctive wooden porch that adds character and charm. The front door is finished in a gentle green hue, complemented by a simple stone pathway leading to it. The entrance area is designed with a gravel surface, providing a low-maintenance outdoor space.



Lounge/Dining Room

The spacious lounge/dining room features an abundance of natural light, enhanced by large windows. The flooring is a high-quality wooden finish, providing warmth and a classic aesthetic. A blocked-up fireplace is present, contributing to the character of the space. The neutral wall colour complements the wood accents, creating a welcoming atmosphere. The room also benefits from well-placed lighting fixtures, ensuring versatility in use. Access is available via a front door, which offers practical entry to the property. Overall, this room presents a blank canvas, ready for personalisation and design.



Kitchen

The stylish kitchen features a modern layout with natural light enhancing the space. The cabinetry is finished in a light colour, providing a fresh and contemporary look. The countertops are wooden, adding warmth to the design. Open shelving units are showcased along one wall, allowing for easy access and display options. The flooring is laid with wood, contributing to the overall aesthetic of the room. The kitchen also includes a designated area for appliances, ensuring a clean and organized appearance.



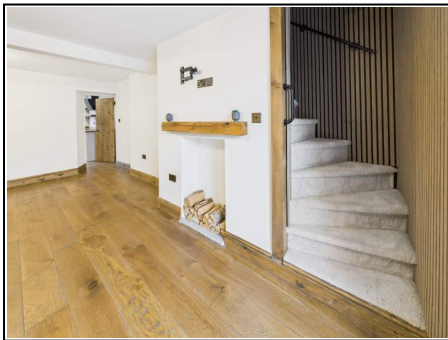
Rear Lobby

Rear lobby providing access to the ground floor bathroom and a separate door to the rear garden.



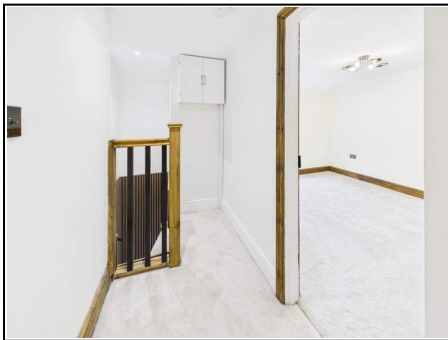
Ground Floor Bathroom

The spacious and stylish bathroom features a contemporary design with a combination of tiles and wood flooring. The walls are adorned with white tiles, creating a clean and bright atmosphere. The space incorporates a combination of modern and traditional elements, offering both style and functionality.



Staircase to first floor

Carpeted and open plan staircase leads up to the first floor landing off the lounge/dining room.



First Floor Landing

The lengthy landing area features a staircase leading from the ground floor, complemented by a wooden handrail. The walls are painted in a crisp white finish, contributing to a bright and airy atmosphere. The floor is carpeted in a neutral tone, enhancing the room's warmth. Doors off to all bedrooms and shower room/wc



Bedroom 1

The spacious double bedroom features a neutral colour scheme that enhances natural light, coming through a large window. The window is fitted with a stylish blind, providing flexibility in light control. The flooring is carpeted, offering a soft and comfortable feel underfoot.



Bedroom 2

Bedroom 2 is another spacious double bedroom with the window overlooking the rear aspect. The flooring is carpeted in a soft, plush material, contributing to a warm and inviting ambiance. Stylish wooden skirting boards add an element of detail to the overall aesthetic. A traditional fireplace feature is present and this versatile space could serve various purposes, from a bedroom to a study or creative area.



Bedroom 3

Another generously proportioned bedroom that features a neutral colour palette with light walls and a soft, carpeted floor, creating a bright and inviting atmosphere. Natural light filters through a window, enhancing the sense of space. The ceiling is fitted with contemporary lighting, providing ample illumination. The room is framed by wooden accents along the floor and door, adding a touch of character. A radiator is positioned along one wall, ensuring warmth and comfort throughout the year. Overall, the space is versatile, ideal for a variety of uses.



Shower Room/Wc

The first floor shower room features a modern and compact layout. The walls are adorned with a vibrant green hue, offering a contemporary aesthetic. A sleek corner shower unit is present, designed for efficient use of space. The flooring is finished with light-coloured materials, contributing to an inviting atmosphere. Ample lighting is provided, ensuring the room is bright and functional.



Rear Garden

This outdoor space features a gravelled area bordered by a wooden fence, providing a degree of privacy. There is a timber shed positioned at one end, which offers potential for storage or other uses. The perimeter includes some greenery, enhancing the natural feel of the area. Access to the space is straightforward, leading from the surrounding pathways. The overall layout presents an opportunity for outdoor activities or gardening.



Garden Shed/Storage

This garden area features a timber shed set upon a gravel base, providing a practical outdoor storage solution. The shed is constructed with wooden slats and includes a window for natural light.

Agents Opinion

This truly is a beauty of a traditional cottage that has been comprehensively modernised throughout. The spacious 3 bedroom home is ideally located for both Whitchurch and Rhiwbina Village centre as well as the road and rail links for the Cardiff City centre. Must be viewed internally to be fully appreciated.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:67

Tenure

We are informed that the tenure is Not Specified



Council Tax

Band E





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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(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 ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.