



Edwards & Co
property sales & lettings

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**Heol Lewis
Cardiff
CF14**

Guide Price £450,000



- Superb and modernised 3 bedroom family-sized home
- Stylish and open-plan kitchen and dining room
- Additional and sizeable principal reception room
- 2 very well-proportioned double bedrooms
- Bedroom 3 is a 3/4 size double bedroom
- Modern family bathroom + ground floor w/c
- Very well presented and maintained throughout
- Large front and rear gardens
- Ample driveway parking + garage
- First class Welsh and English medium school catchments

Ref: PRA53718

Viewing Instructions: Strictly By Appointment Only



General Description

Modern, spacious and enviably located 3 bedroom family sized home with generously proportioned front and rear gardens in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous property located close to all the wonderful amenities that Rhiwbina has to offer. The property must be viewed internally to be fully appreciated.



Driveway & Front Entrance

The driveway allows for multiple vehicles, with easy access to the road and leading alongside the property towards the garage and access to the rera garden. Electric vehicle charging point.



Front Garden

This property features a well-maintained front garden with a mix of lawn and decorative gravel areas. The lawn is evenly cut and spacious, providing potential for outdoor activities or landscaping enhancements. The garden is bordered by a low wall, adding definition and structure. This outdoor area benefits from a pleasant outlook with neighbouring properties visible, enhancing the curb appeal of the home. Access from the driveway is straightforward, leading to the entrance of the property.



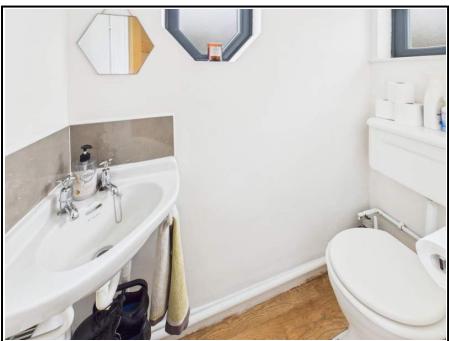
Covered Porch

Covered storm porch and access to the entrance hallway with modern composite door.



Entrance Hallway

Bright and inviting entrance hallway with doors off to both reception rooms, ground floor w/c and carpeted staircase to first floor.



Ground Floor WC

Ground floor w/c cloakroom with wc and wash hand basin.



Principal Reception Room

This inviting room features a spacious layout, characterised by ample natural light streaming in through large windows. The floor boasts a polished wooden finish, enhancing the room's overall aesthetic. With neutral wall colours, the space creates a calm and welcoming atmosphere, perfect for both relaxation and entertainment. The room benefits from a well-thought-out design that maximises functionality and light.



Kitchen/Dining Room

Modern open-plan kitchen and dining area with patio doors opening to rear terrace and garden. Described in detail as follows:



Kitchen

This modern kitchen features a spacious layout with a combination of sleek white cabinetry and a wooden countertop, offering both style and functionality. The room is well-lit with natural light streaming in from multiple windows, creating a bright and inviting atmosphere. The flooring consists of contemporary grey planks, complementing the overall aesthetic of the space. Open-plan to dining area.



Dining Area

This dining area features a bright and airy atmosphere, enhanced by natural light from double doors that open to the outdoor space. The flooring is a modern, light-toned material, contributing to the contemporary feel of the room. The walls are painted in neutral colours, providing a clean and spacious appearance. There is a sleek design element with a range of textures, including wood and subtle accents, which add visual interest to the space. The overall layout is functional and inviting, ideal for both casual dining and entertaining.



First Floor Landing

The well-lit landing area features a neutral colour palette and soft carpet underfoot, creating a welcoming atmosphere. The layout is functional, with doors leading to additional rooms off to one side. Natural light filters in through the window adorned with blinds, enhancing the openness of the space. The staircase is conveniently located, leading to the lower levels of the property.



Bedroom 1

Bedroom 1 is a well-appointed double bedroom that features a stylish design with a cohesive colour scheme, highlighted by a bold feature wall. Ample natural light is provided through a window, which offers views of the rear garden. The flooring is carpeted, contributing to a warm and inviting atmosphere. The room is designed to maximise space and comfort, creating an appealing environment for relaxation.



Bedroom 2

Bedroom 2 is another spacious double and well-appointed bedroom featuring a modern design with a distinctive accent wall, enhancing the overall aesthetic. The room benefits from ample natural light, thanks to its generously sized window, which offers a pleasant view.



Bedroom 3

Bedroom 3 will actually accommodate a 3/4 size double bed if desired. This well-lit bedroom features a unique layout with a high ceiling and large window offering ample natural light. The walls are painted in a contemporary colour scheme, enhancing the room's modern aesthetic. The floor is carpeted, providing a warm and inviting atmosphere. The space is designed to maximise functionality, suitable for various uses.



Family Bathroom

This bathroom features a modern and stylish design with a combination of tiled walls in a neutral colour palette. The space includes both a bath and a shower, with natural light provided by a window that enhances the airy feel of the room. Floor-to-ceiling tiles add a contemporary touch, while the flooring has a stylish, warm wood-like appearance. Overall, the room presents a clean and inviting atmosphere, ideal for relaxation.



Rear Garden

This substantial outdoor space features a well-maintained garden area, predominantly laid to lawn, providing ample space for recreational activities or landscaping. There are pathways leading through the garden, enhancing accessibility. The garden is bordered by mature hedging and trees, offering privacy and a natural feel.



Paved Terrace

This spacious outdoor area features a well-maintained patio, providing ample room for various activities. The garden is complemented by a mix of greenery and landscaping, enhancing the overall aesthetic. There is a clear division between the patio and lawn, creating a defined space ideal for relaxation or social gatherings. The perimeter offers a degree of privacy, making it a peaceful retreat.



Garage

Block and rendered single garage with additional storage to rear. Garage door to driveway plus pedestrian side door to garden.

Agents Opinion

This is really is a beautifully presented, very well maintained and ideally located example of a what a 3 bedroom semi detached house should look like. The property further benefits from having a deep front garden and a very generously proportioned rear gardens together with ample driveway and garage. NOT TO BE MISSED.

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

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



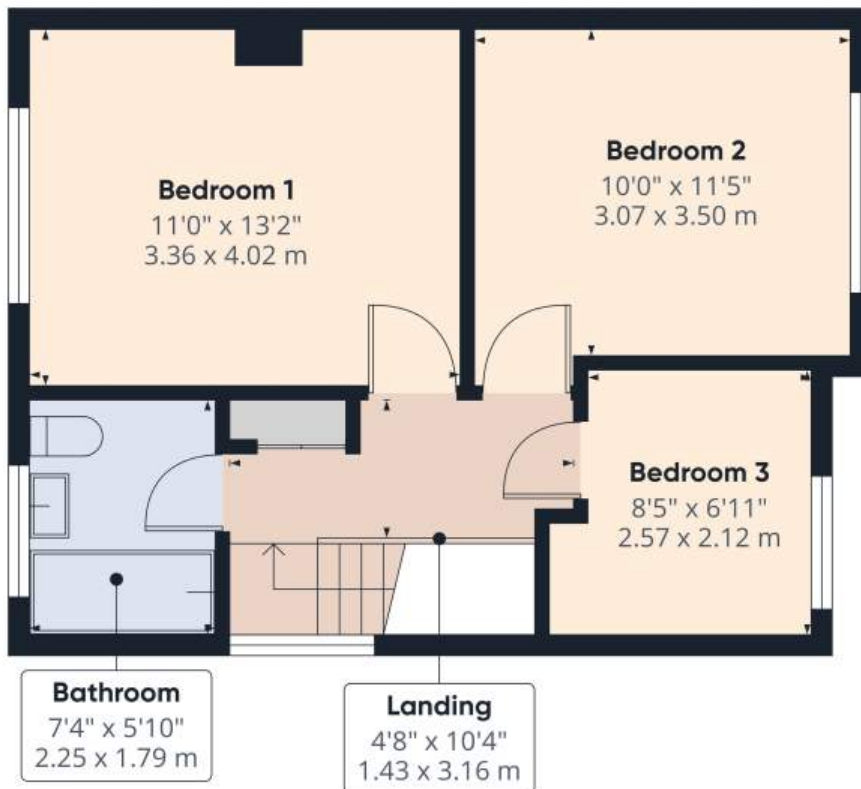
Ground Floor Building 1

Approximate total area⁽¹⁾
437 ft²
40.6 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360



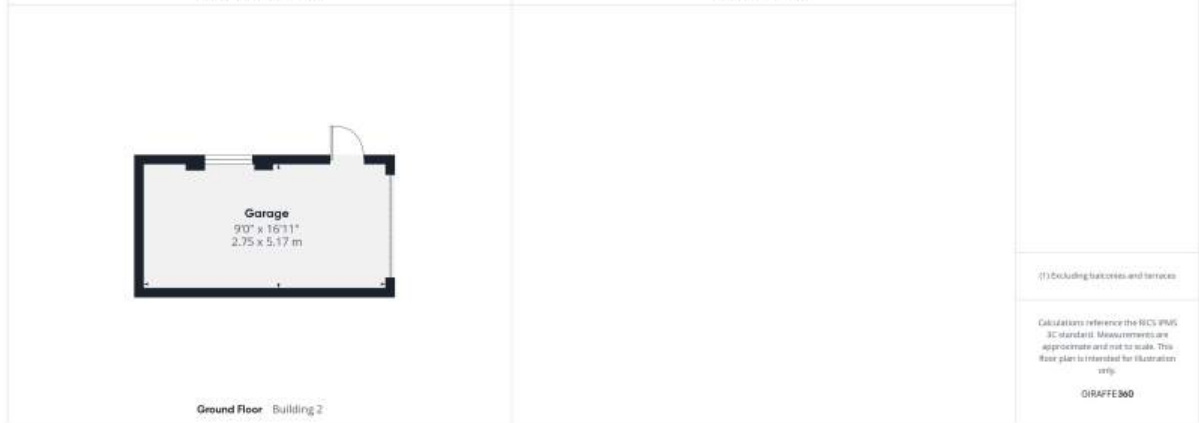
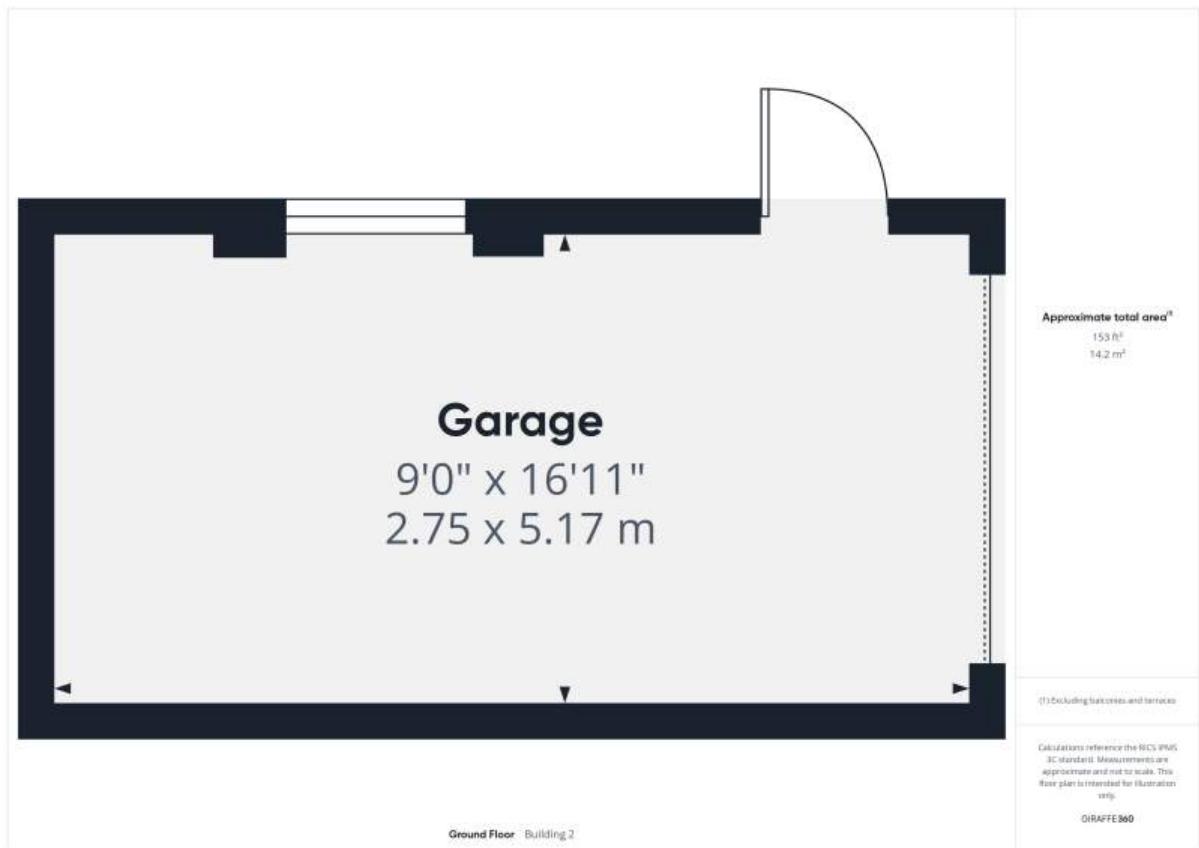
Floor 1 Building 1

Approximate total area⁽¹⁾
418 ft²
38.9 m²


(1) Excluding balconies and terraces

Calculations reference the BCS PM5
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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		
(55-68) D		
(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.