



Lon Penllyn  
Cardiff  
CF14

POA



- Extended and spacious 2 double bedroom bungalow in Rhiwbina
- 2 excellent size reception rooms
- Modern and stylish fitted kitchen
- Large conservatory extension and utility space
- 2 very well-proportioned double bedrooms
- Shower room/wc
- Low maintenance front and rear gardens
- Ample driveway parking and detached garage
- Perfect location for all local amenities
- NOT TO BE MISSED



**Ref: PRA53733**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*Enviably located and very well-proportioned 2 double bedroom extended semi detached bungalow in Rhiwbina\*  
Edwards and Co are delighted to offer for sale this very well maintained and spacious property at Lon Penllyn. The property has been improved over recent years and this includes the kitchen and shower room replacements. With its proximity to the Village and road and rail links to the City centre this really is a must see property.

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### Driveway & Front Entrance

Low brick wall and gated entrance opening to ample tarmacadam driveway leading to detached garage.



### Front Garden

Low maintenance block paved garden or additional parking area with planted borders.



### Porch

Internal storm porch opening to entrance hallway.



### Entrance Hallway

Bright and welcoming entrance hallway with doors off to reception rooms, bedrooms and shower room/wc.



## Front Reception Room

An excellent size living area, enhanced by large windows that allow natural light to flood the space. The walls are painted in a soft green hue, contributing to a calm and inviting environment. The flooring is carpeted, providing warmth and comfort.



## Dining Room

This room features a spacious layout with large windows allowing for ample natural light. The walls are painted in a neutral tone, creating a bright and airy atmosphere. The flooring is uniformly carpeted, providing a warm and inviting feel. The dining room/family is open-plan to the spacious kitchen.



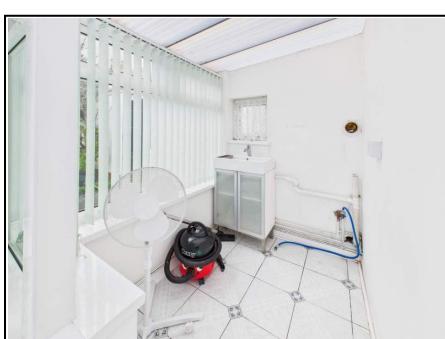
## Kitchen

This kitchen features a functional layout with a combination of attractive and modern wooden cabinetry and contrasting tiled surfaces. The space is well-illuminated by natural light coming through a window with a green roller blind. The flooring consists of large, neutral ceramic tiles, contributing to a clean and modern aesthetic. The room offers ample storage with cabinets above and below the countertop, allowing for an organised and efficient cooking environment.



## Conservatory

The large conservatory features a bright and airy atmosphere, enhanced by large windows that allow abundant natural light to flow in. The flooring consists of attractive white tiles with a decorative pattern, providing a clean and contemporary look. The ceiling is a polycarbonate design that contribute to the overall feeling of openness in the space. The walls are finished in a neutral colour, offering flexibility for various design styles. Doors opening to rear garden and also open-plan to utility area.



## Utility Room

Open plan to conservatory and plumbed for utility appliances.



## Bedroom 1

An excellent size double bedroom overlooking the front aspect featuring large windows that allow for an abundance of natural light, creating a bright and inviting atmosphere. The room is adorned with neutral colour tones, providing a versatile backdrop for various decor styles. The carpeted flooring adds warmth and comfort to the space.



## Bedroom 2

Bedroom 2 is another excellent size double bedroom looking out towards the rear aspect. The walls are painted white, creating a bright and airy feel, complemented by natural light from a window fitted with vertical blinds. A built-in wardrobe adds to the room's functionality, offering ample storage space. The ceiling is adorned with a simple light fixture.



## Shower Room/Wc

This modern shower room features tiled walls and flooring, creating a fresh and clean aesthetic. The space includes a shower cubicle with clear glass doors, providing a contemporary touch. Natural light is available from a window, enhancing the brightness of the room. The layout is practical and efficient, suitable for everyday use. The colour scheme incorporates green tones which contribute to a tranquil atmosphere. Storage/airing cupboard for hot water tank.



## Rear Garden

A very neat and low maintenance, mainly brick paved, rear garden with brick boundary wall and mature fruit trees and planted borders. The garden is very private and enclosed and enjoys a north westerly aspect, perfect for enjoying plenty of afternoon and evening summer sunshine. Adjacent to garage and doorway to driveway.



## Garage

Brick built detached garage with up and over door to driveway and access door and window to garden. Power and light.

## Agents Opinion

This is a perfectly proportioned and enviably located semi-detached property that occupies a very pleasant, low maintenance plot close to Rhiwbina Village and all its wonderful local amenities. The property will appeal equally to

those looking to down-size and also to those looking to extend into the roof, subject to necessary permissions, and enhance the size of the property further. Must be viewed internally to be fully appreciated.

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## 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.

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## 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.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

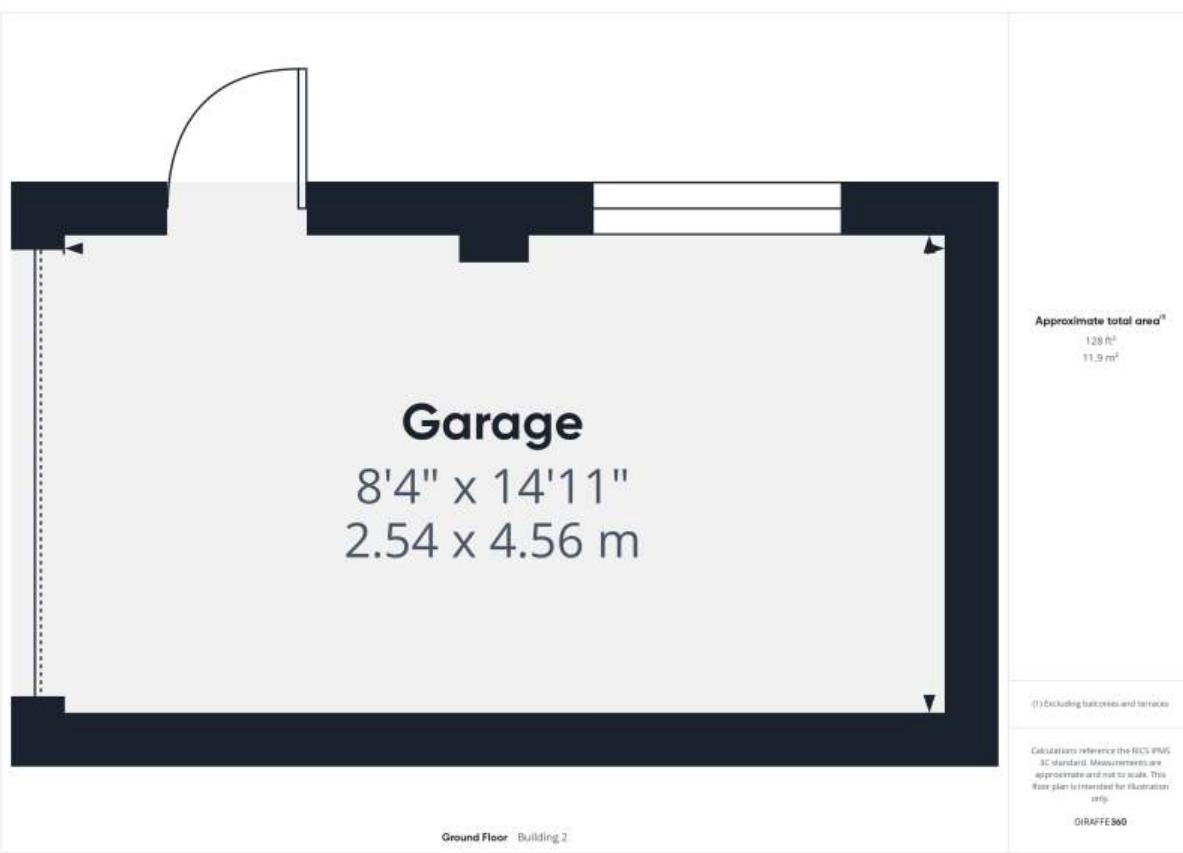
## Tenure

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

	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.