



Heol Yr Efail
Cardiff
CF14

POA



- Beautifully presented 3 bedroom semi-detached family home
- Modern kitchen and ground floor utility/shower room
- Large front reception room + rear family room/dining room
- 2 excellent size doubles + 1 3/4 size double bedroom
- Stylish and modern family shower room
- Very well presented throughout
- Driveway and attached single garage
- Front and rear gardens + patio terrace
- First class English and Welsh medium schools catchment
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53734

Viewing Instructions: Strictly By Appointment Only

General Description

Enviable located 3 double bedroom semi-detached family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this larger than average traditional bay fronted home in Heol yr Efail. The property is located within only a short walk of Rhiwbina Village and all of its fabulous local amenities. The property benefits from having excellent size bedrooms and reception rooms together with both ground floor and first floor shower rooms. Offered with no onward chain this fabulous property must be viewed to be fully appreciated.



Driveway & Front Entrance

Brick-pillared entrance with low block garden wall. Concrete driveway leading to garage. Adjacent garden.



Front Garden

A lovely, neat and tidy lawn area with low block wall boundaries. Pathway to entrance porch.



Garage

Attached single garage with up and over door to front and access door to rear. Room to extend the property to the side if ever desired STPP.



Porch

Entrance storm porch with PVC French doors to front and separate PVC door to hallway.



Entrance Hallway

A bright and spacious entrance hallway with carpeted floors and staircase to first floor, under stairs storage, doors off to reception room and kitchen. We are informed that there will be woodblock flooring below the carpet in the hallway and reception rooms.



Principal Reception Room

A particularly spacious main reception room with crescent shaped bay window overlooking the front garden. Carpeted floors and wall-papered walls. Fireplace with gas fire (disconnected).



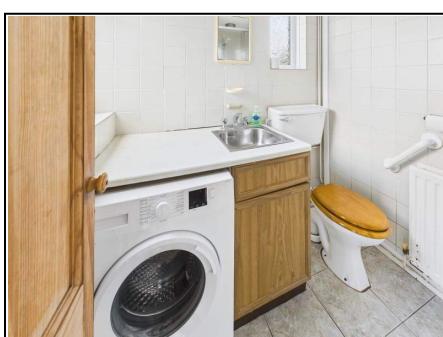
Family room/dining room

Another excellent size second reception room this time with sliding patio doors opening to the rear garden. Bright decor and fireplace with gas fire (disconnected).



Kitchen

A very bright, spacious and modern fully fitted kitchen with a good range of floor and wall units. Space for appliances and these are all available if required. Large PVC windows to side aspect. Open archway to rear lobby and utility/shower room.



Shower Room/Utility/WC

Ground floor facility incorporating a shower cubicle, wc and wash hand basin and plumbed for laundry appliance. Door off lobby to rear garden.



First Floor Landing

Brightly decorated first floor landing area providing access to all bedrooms, shower room and loft. Large PVC window with obscured glazing to side aspect.



Bedroom 1

Bedroom 1 is a large double bedroom with ample space for fitted wardrobes if desired. Crescent bay window to front aspect. Carpeted floor and wallpapered walls.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with fitted wardrobes and large window overlooking the rear garden. Bright decor and carpeted flooring.



Bedroom 3

Even bedroom 3 will comfortably accommodate a double bed if required with a minimum width of 7'4". PVC window to front aspect, brightly decorated and carpeted flooring.



First Floor Family Shower Room/WC

A very sizeable and stylish family shower room with a large, modern walk in shower, w/c and pedestal wash hand basin. Towel rail radiator and PVC window with obscured glazing to rear aspect.



Rear Garden

A very private and enclosed, sizeable rear garden with lawn area and adjacent patio/seating area. Shed to remain. There are additional seating/outdoor utility spaces off the family room/dining room and behind the garage also.



Paved Terrace

Patio terraced outdoor entertaining/seating area adjacent to lawn area.

Agents Opinion

This really is such a lovely, much loved family sized home that has been in the same ownership since it was built in the early 1960's. It has been very well maintained, cared for and improved over the years and offers exceptional scope, if desired, to extend outwards and into the loft in the future. With a modern kitchen and bathroom, the property is ready to move into without adding any additional expense to begin with. 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

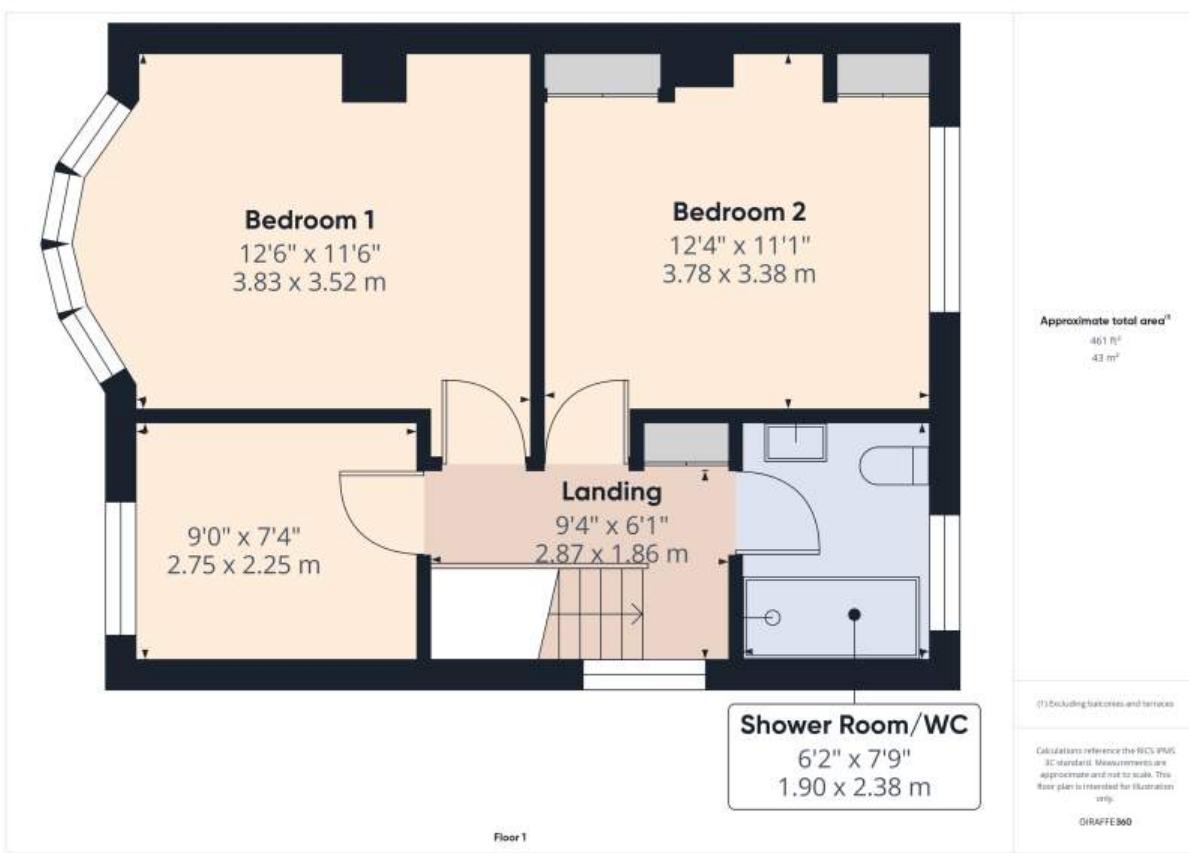
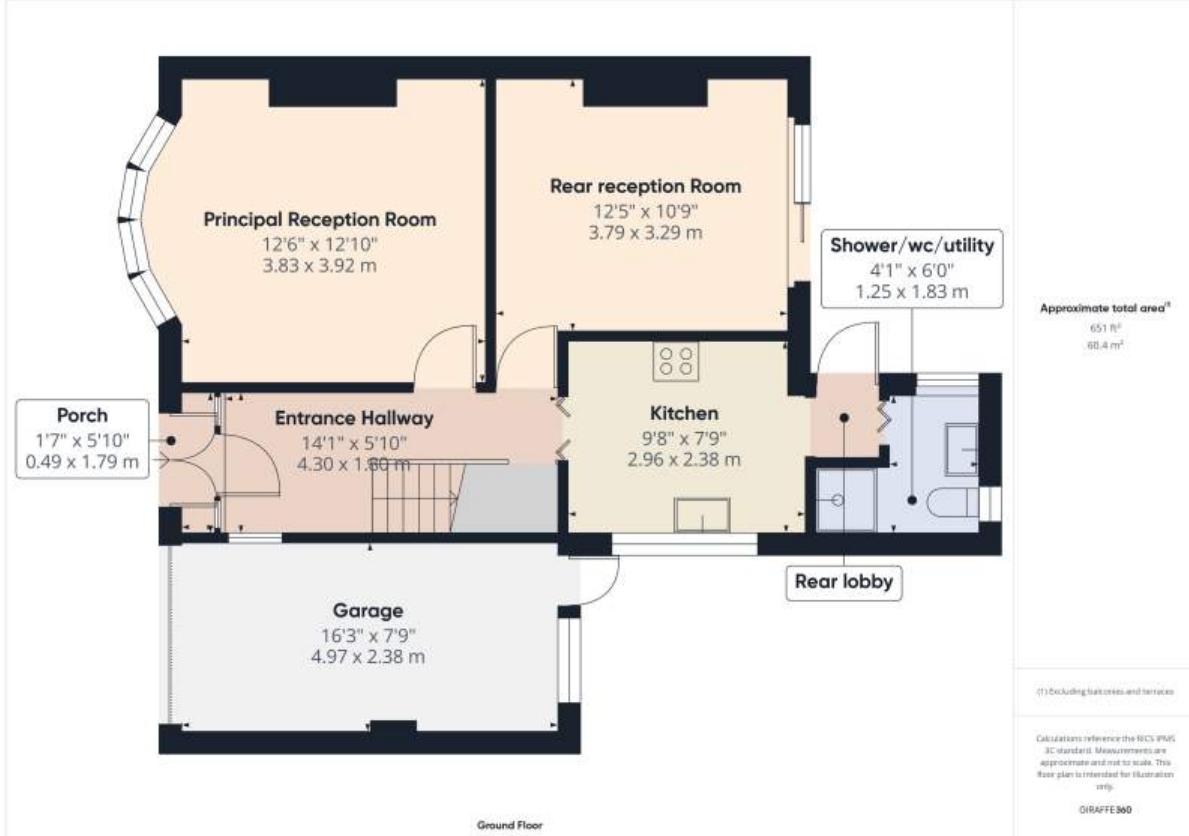
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





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 (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.