



Edwards & Co
property sales & lettings

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**Heol Briwnant
Cardiff
CF14**

POA



- Beautifully presented and spacious family-sized home
- 3 excellent size bedrooms
- Extended open-plan kitchen/family/dining room
- Additional Principal Reception Room
- 2 spacious doubles and 1 x 3/4 size double bedroom
- Stylish bath/shower room + g/floor w/c
- Private front and rear gardens + open views to front
- Ample driveway parking + detached garage/home office
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53750

Viewing Instructions: Strictly By Appointment Only



General Description

A super-stylish and extended 3 double bedroom semi-detached family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous and enviably located property, with delightful open-views to the front aspect, that offers spacious internal accommodation, detached garage and home office together with private front and rear gardens. NOT TO BE MISSED.



Driveway & Front Entrance

Ample driveway parking are adjacent to front garden and leading to the detached garage/home office. Access gate to rear.



Detached Garage/Home Office

Detached garage with home office to rear. Roller door to garage area and separate access door to home office from the side of the property.



Front Garden

Pretty front garden with lawn and block edging to driveway. Mature planted borders.



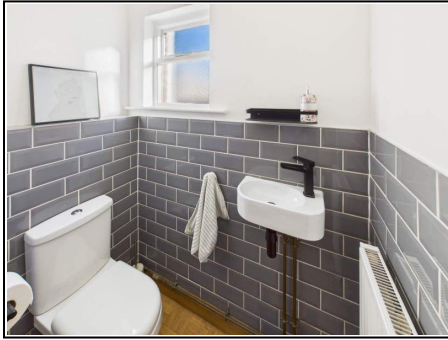
Entrance Porch

Art-deco style entrance porch leading to PVC entrance door.



Entrance Hallway

A bright and welcoming entrance hallway that features a staircase leading to the upper floor, adorned with a soft carpet for comfort. The walls are finished in a light colour, enhancing the brightness of the space. The flooring consists of parquet tiles, contributing to a classic aesthetic. Doors off to Principal Reception Room, Kitchen/Family/Dining Room and ground floor wc. Under stairs storage.



Ground Floor WC

Modern facility with close coupled wc and wall mounted wash hand basin. Window and radiator..



Principal Reception Room

The front living room features a spacious layout with natural light flowing in through large windows. The floor is laid with a light wood parquet complemented by a soft rug at the centre of the room. There are built-in shelves that add a touch of character and allow for decorative opportunities. The room is adorned with neutral wall colours, creating a calm and inviting atmosphere. Overall, it offers a comfortable and welcoming space.



Kitchen/family/dining area

Modern open-plan central hub to the home comprising of:



Kitchen

A very stylish and modern kitchen that features a sleek design with a combination of dark cabinetry and light countertops. The layout is spacious and well-structured, allowing for efficient movement and access. The flooring consists of distinct hexagonal tiles, adding a contemporary touch. Ample natural light floods the space through strategically placed windows and a skylight, creating a bright and inviting atmosphere. The overall aesthetic is both stylish and functional, making it ideal for culinary activities. Open plan to family/dining area. Door to side access to garden and home office.



Family/Dining Room

Open plan to the kitchen this room features large patio windows that allow natural light to flood in, creating a bright and airy atmosphere. The space has smooth wood flooring that contributes to a modern aesthetic. It provides access to an outdoor area, enhancing the connection between indoor and outdoor living. The walls are painted in a neutral tone, offering a versatile backdrop suitable for various styles. The layout is open and inviting, ideal for both relaxation and social activities.



Staircase to first floor

Carpeted stairs to first floor.



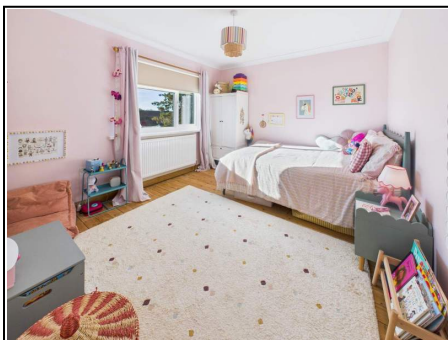
First Floor Landing

Spacious landing area providing access to all bedrooms and family bath/shower room. Loft access. Window to side.



Bedroom 1

The excellent size double bedroom benefits from abundant natural light, streaming in through large windows overlooking the front aspect. The room features a neutral colour palette and fitted wardrobes. Additionally, the flooring presents a warm wooden finish, contributing to the inviting atmosphere. The overall design promotes a comfortable living environment, ideal for relaxation and rest.



Bedroom 2

Bedroom 2 is another excellent size double bedroom. This light and airy room features a soft pink colour scheme and is well-lit by natural light from a large window. The walls are adorned with decorative elements, creating a cheerful atmosphere. The floor is finished with wooden flooring, complemented by a decorative area rug. The layout allows for versatile use, accommodating various activities comfortably.



Bedroom 3

Even bedroom 3 will accommodate a smaller double bed if desired. This bright and airy room features a spacious layout with natural light streaming through the large window overlooking the front aspect. The walls are painted in a warm yellow tone, enhancing the welcoming atmosphere. The flooring consists of attractive wooden floor boards, adding warmth and a touch of elegance to the space. The overall design incorporates a playful aesthetic, making it ideal for a variety of uses.



Bath/Shower Room

This modern bathroom, fully refurbished earlier this year, features a spacious layout with both a bath and a shower area. Natural light enhances the bright environment, creating a welcoming atmosphere. The walls are adorned with stylish tiles, contributing to a contemporary aesthetic. The flooring is smooth and easy to maintain, ensuring functionality alongside style. Ample space allows for comfortable movement within the room. Ideal for relaxation, this bathroom effectively combines practicality with a modern design.



Home Office

Modern home office to the rear of the detached garage with large window overlooking the rear garden. Power and light and heating.



Rear Garden

A private and enclosed rear garden with well-defined borders, laid mainly to lawn with mature planted borders. Patio area and summer house/storage.



Paved Patio Area

Paved outdoor seating area overlooking the garden area.

Agents Opinion

A beautifully presented and very stylish property in a very enviable location. The property has been comprehensively modernised throughout in it's recent history and represents excellent value for money in today's market.

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

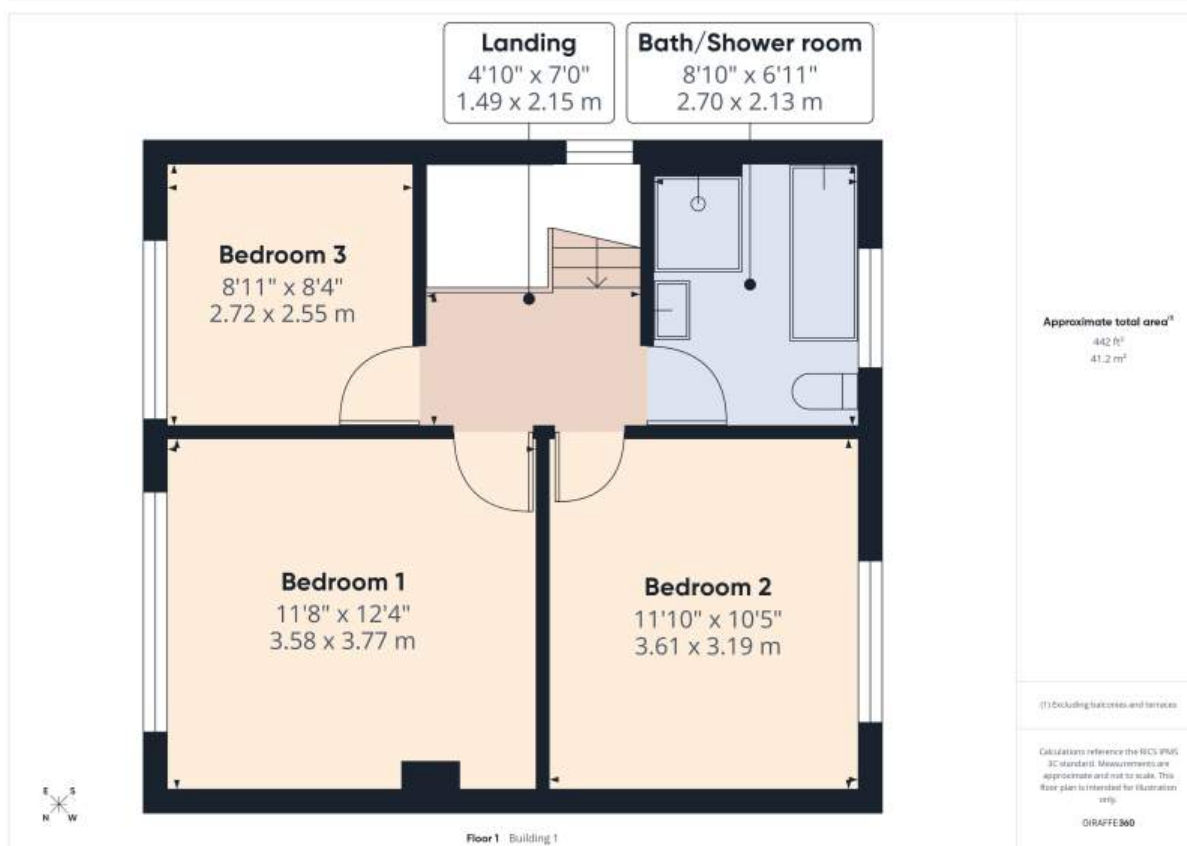
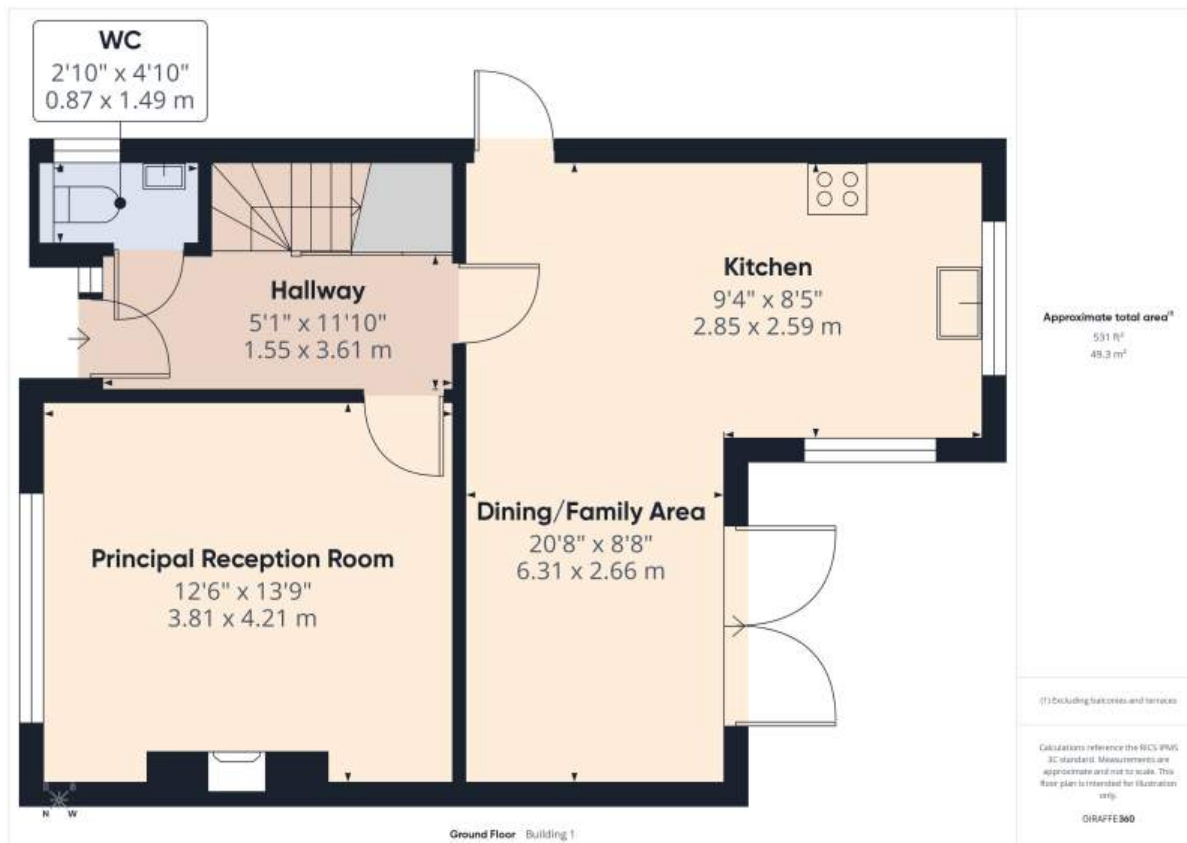
EPC Rating:67

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		84
(69-80) C		
(55-68) D	67	
(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.