



**Edwards & Co**  
property sales & lettings

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Waun-y-Groes Avenue  
Rhiwbina  
Cardiff  
CF14

POA



- Enviably located 3 bedroom semi-detached family home
- 2 spacious open-plan ground floor reception rooms
- Modern and recently fitted kitchen with breakfast area
- 2 excellent size double bedrooms
- 1 sizeable single bedroom
- First floor family bathroom
- Much loved and very well maintained throughout
- Generous plot with front side and rear gardens
- Detached garage with inspection pit and driveway
- First class Welsh and English school catchments



**Ref: PRA53765**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Beautifully presented and ideally located 3 bedroom family sized home in Rhiwbina\* Edwards and Co are delighted to offer for sale this very well maintained and much loved semi-detached property located within easy reach of all the wonderful amenities Rhiwbina and the surrounding areas have to offer. The property offers spacious 2 storey accommodation with 2 open-plan reception rooms, an extended kitchen and breakfast area, 3 generously proportioned bedrooms and occupies a generous plot with plenty of scope to extend the property to the side, rear and into the loft if ever desired. Certainly one not to be missed.

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### Front Garden

Block paved pathway with lawn to both sides, mature planted borders and access to side garden. Well-defined red brick boundary wall with gate.

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### Storm Porch

Traditional Bath stone arched storm porch providing covered access to the front door and entrance hallway.

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### Entrance Hallway

Brightly decorated and inviting entrance hallway with herringbone parquet woodblock flooring and carpeted staircase to first floor. Doors off to both reception rooms and kitchen/breakfast room and under-stairs storage. Window overlooking side garden.

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### Principal Reception Room

The principal reception room features a well-designed, open layout that offers ample natural light through large windows. The space is enhanced by a warm wooden floor, providing a welcoming atmosphere. The room has a neutral colour palette, creating a calm and inviting environment. A feature fireplace and the large bay windows add a touch of elegance to the overall aesthetic. Open plan to dining room/rear reception room.

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## Dining Room

An open archway leads from the principal reception room through to the spacious dining/family room. The room features a parquet wood flooring design, creating a warm and inviting atmosphere. Large sliding patio doors allow ample natural light to flood the space and open to the rear garden outside.

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## Kitchen/breakfast room

The kitchen features a contemporary design with an efficient layout. It is complemented by a blend of light and neutral tones, creating a bright and inviting atmosphere. The space benefits from an abundance of natural light, thanks to strategically placed windows that offer a view of the surrounding greenery. The floor is laid with laminate flooring. Ample countertop space is available, alongside convenient storage solutions that maximise usability. This kitchen is designed for practicality, making it an ideal space for meal preparation and social interaction. Ample space for small dining/breakfasting table to far end. Door to rear garden. Plumbed for utility appliances.

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## First Floor Landing

Brightly decorated landing area with access doors to all bedrooms and family bathroom. Loft access hatch. Large window overlooking side aspect.

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## Bedroom 1

A very generously proportioned double bedroom with bay window overlooking the front aspect. Recently decorated with plush new carpet.

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## Bedroom 2

Another excellent size double bedroom with traditionally decorated walls and carpeted flooring. A large window overlooks the rear garden and enjoys far reaching views up towards the Wenallt Mountain and surrounding hillsides.

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### Bedroom 3

A sizeable single bedroom with ample space for a single bed and bedroom furniture. The double glazed window overlooks the front aspect. Bright decor and carpeted flooring.



### Family Bathroom

A good sized family bathroom with traditional pampas coloured 3 piece suite, tiled walls and carpeted floor. Double glazed window with obscured glass to rear aspect.



### Rear Garden

A very sizeable, private and enclosed rear garden with lawn and mature planted borders. The garden has 2 well defined outdoor seating areas and original red brick boundary walls. Access to side garden and door to garage at the far end of the garden. The gardens were the previous owners pride and joy and look particularly beautiful during the spring and summer months.



### Paved Patio Area

Private block paved seating area looking out towards the rear garden with access doors from the dining room and breakfast area.



### Patio Terrace

An additional raised seating terrace towards the far end of the garden.





## Side Garden

Block paved pathway and mature planted border. Traditional red brick boundary wall. Gate access to front garden.

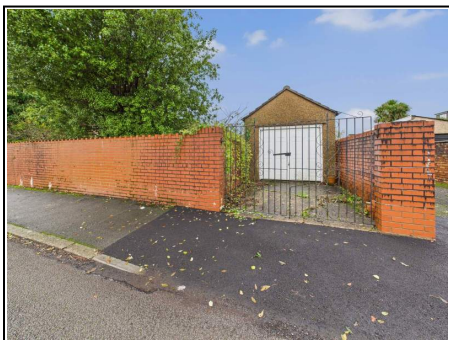
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## Garage

An excellent size brick and rendered detached garage with up and over garage door and internal inspection pit. Hardstand driveway with brick boundary wall and gated access to roadside.

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## Driveway

Metal gate access to single parking space for a medium size vehicle and providing access to the detached garage.

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## Agents Opinion

This truly is an excellent example of a traditional and very well-looked after family sized home in this popular Rhiwbina address. The property has been part modernised in its very recent history and this includes a stylish and modern fitted kitchen and new decoration and carpets to certain rooms. The gardens are a delight and offer privacy and space for the new owners to enjoy. The property is within easy reach of Rhiwbina Village centre and the Coryton line Railway stations of Birchgrove, Ty Glas and Rhiwbina. NOT TO BE MISSED.

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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

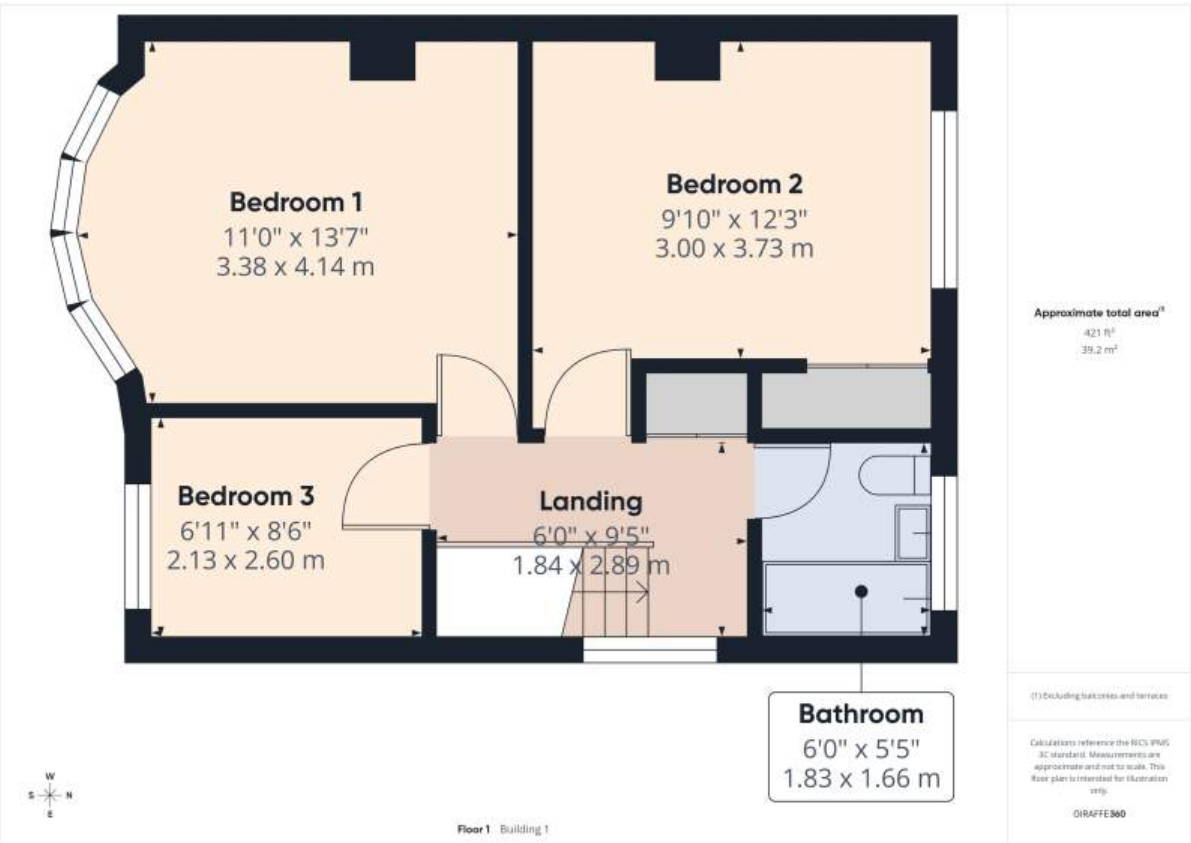
Tenure

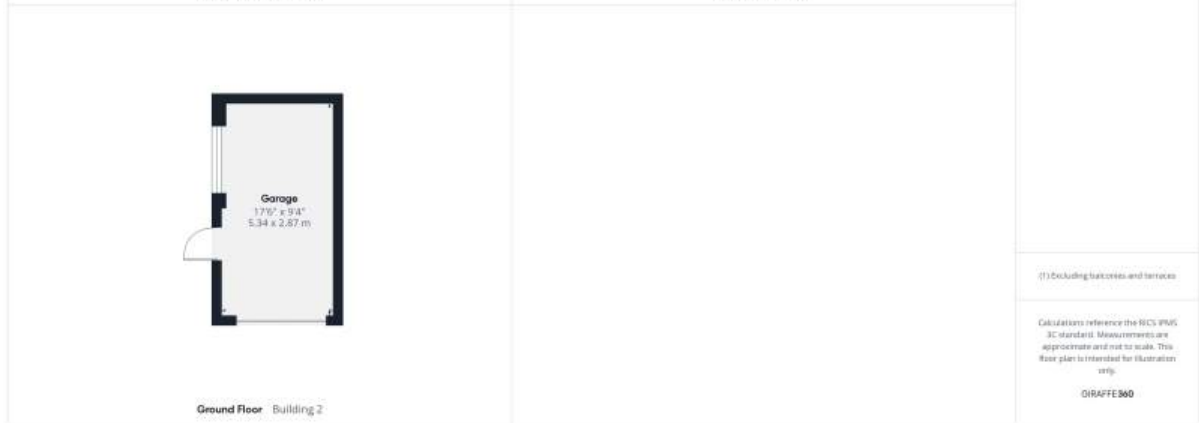
We are informed that the tenure is Freehold

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.