



**Edwards & Co**  
property sales & lettings

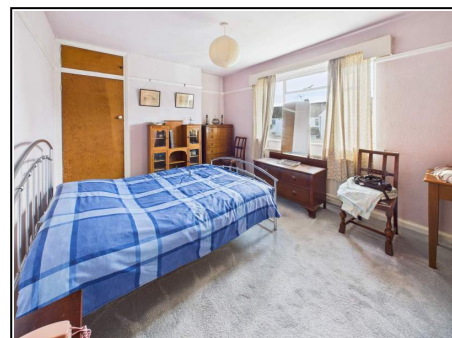
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Heol Wen  
Cardiff  
Cardiff  
CF14

Guide Price £700,000



- Fabulous 3 double bedroom link-detached house on Heol Wen
- Spacious principal reception room
- Separate dining room/family room
- Well-proportioned kitchen/breakfast room + ground floor w/c
- 3 excellent size double bedrooms to the first floor
- First floor bathroom with separate w/c
- Beautiful rear garden with level lawn and mature borders
- Front garden, driveway parking and garage
- Exceptional potential for modernisation and extending STPP
- First class Welsh and English school catchments



**Ref: PRA53775**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Enviably located and spacious 3 double bedroom link-detached house with large garden on Heol Wen, Rhiwbina\*  
Edwards and Co are delighted to offer for sale this much-loved family sized home in the very heart of Rhiwbina. The property offers well-proportioned 2 storey accommodation with attached garage and has exceptional potential, and the outdoor space, to modernise and extend if so desired. Must be viewed to be fully appreciated.

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## Driveway & Front Entrance

Ample paved driveway area adjacent to the front lawn and leading to the garage and property entrance.

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## Front Garden

Laid mainly to lawn with pathway leading to side access to the rear garden.

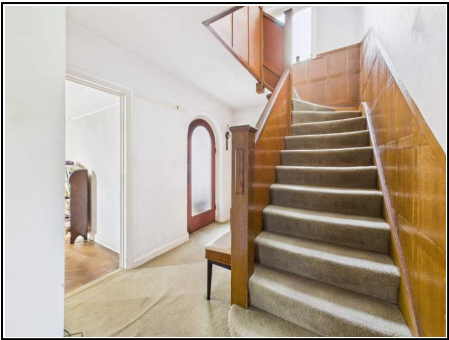
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## Garage

Linked garage to adjacent property. Up and over door.

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## Entrance Hallway

Bright, spacious and inviting entrance hallway with carpeted staircase, with wood panelling, leading up to the first floor. Doors off to ground floor reception areas.

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## Principal Reception Room

An excellent size front/main reception room with large square shaped bay window overlooking the front aspect. Herringbone wood block flooring, ornate fireplace and bright decor. Window with stained glass inlay to side aspect.



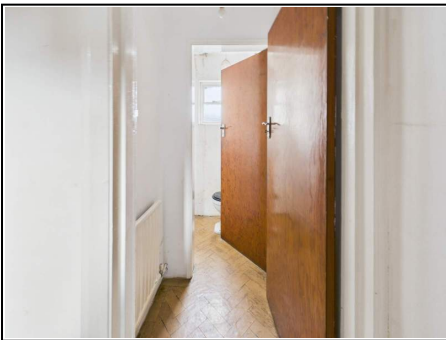
## Dining Room

Another spacious reception room/dining room, this time with the window overlooking the rear garden. Wood block flooring with bright decor.



## Kitchen/breakfast room

A spacious 'traditional' kitchen with freestanding appliances and units and providing ample space for a breakfasting table if desired. Black and white Harlequin tiled flooring and window overlooking the rear garden. Wall mounted boiler.



## Ground Floor WC

Inner lobby leading to ground floor w/c and wash hand basin. Window to side aspect.



## First Floor Landing

With the wood panelling and decor leading up from the ground floor the spacious and bright landing area provides access to all the bedrooms, bathroom and w/c. Wooden storage cupboards and loft access. Window to front aspect.



## Bedroom 1

An excellent size principal bedroom with window overlooking the front aspect. Carpeted flooring and recessed storage/wardrobe.

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## Bedroom 2

Bedroom 2 is another well-proportioned double bedroom, this time overlooking the rear aspect. Carpeted floor and brightly decorated with ample space for bedroom furniture and wardrobes.

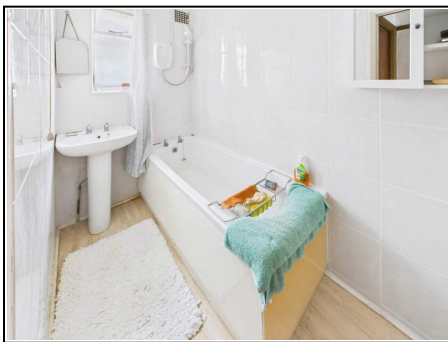
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## Bedroom 3

Bedroom 3 is also an amply proportioned double bedroom with the window looking over the rear garden. Carpeted flooring and bright decor.

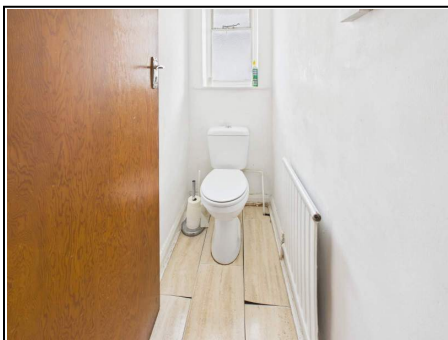
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## Bathroom

Bright and spacious separate bathroom with panelled bath and pedestal wash hand basin. Tiled walls and wood effect flooring. Window with obscured glazing to side aspect.

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## Separate WC

Separate w/c adjacent to the bathroom with close coupled w/c and window. Radiator and laminate flooring.

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## Rear Garden

A very well proportioned, private and enclosed rear garden lain predominantly to lawn with mature hedgerow borders. The far end of the garden backs on to Parc Y Pentre. The garden area provides ample space to extend the house if so desired, subject to the necessary permissions, without compromising too much on the existing outdoor space.

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## Agents Opinion

Please do not hesitate to arrange your early viewing on this very-well proportioned property located on arguably one of Rhiwbina's most sort after addresses. You will not be disappointed. The property provides spacious and much loved accommodation, ripe for modernisation and extending if so desired, and offers exceptional potential for equity growth when completed. 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 H

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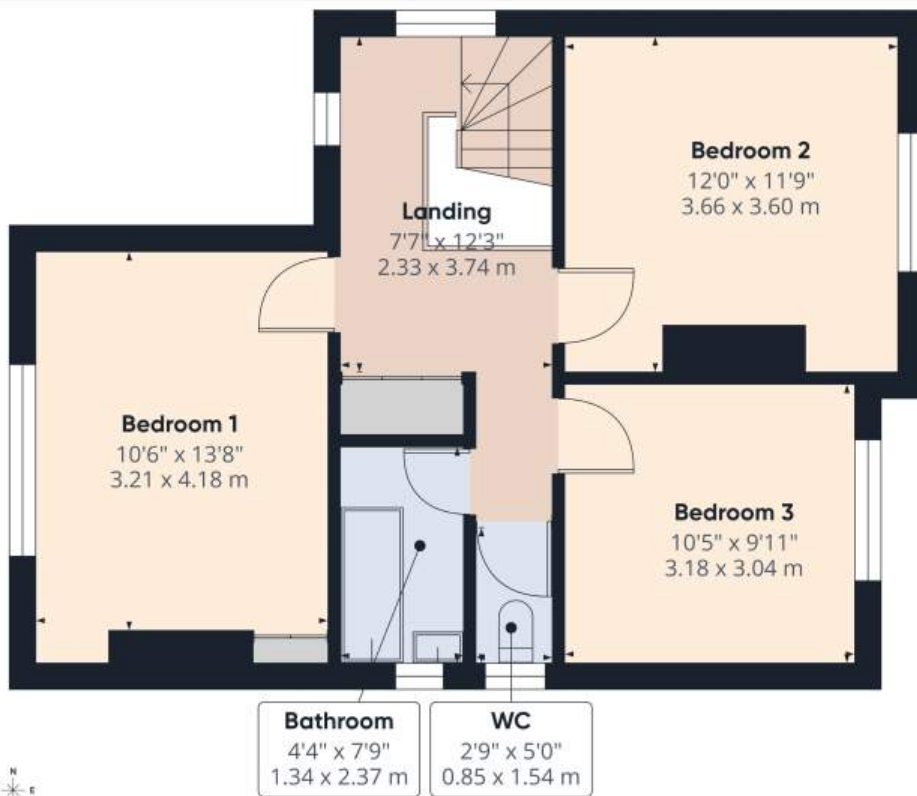
Ground Floor

Approximate total area<sup>(1)</sup>  
810 ft<sup>2</sup>  
75.2 m<sup>2</sup>

(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.

DRAFT#360



Floor 1

Approximate total area<sup>(1)</sup>  
536 ft<sup>2</sup>  
49.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS PM5  
3C standard. Measurements are  
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only.

DRAFT#360





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.