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property sales & lettings

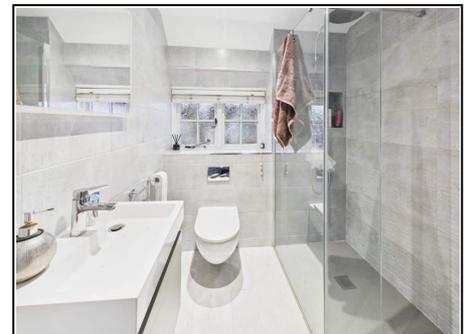
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Lon Isa
Rhiwbina
Cardiff
CF14

Guide Price £600,000



- Spacious and extended 3 double bed Grade 2 listed family home
- Modern open-plan kitchen/family/dining room extension
- Additional front reception room
- 3 excellent size first floor bedrooms
- Stylish first floor shower room/wc + ground floor w/c
- Very well-presented and maintained throughout
- Private and enclosed front and rear gardens
- Ideally located for Village centre and all amenities
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53777

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located, beautifully presented and extended 3 double bedroom Garden Village family-sized semi-detached home Edwards and Co are delighted to offer for sale this fabulous and spacious home in the very heart of Rhiwbina. Located just a short stroll from the Rhiwbina Primary School and the Village centre, this really is a must see property.



Front Entrance

Traditional pedestrian gate entrance into the front garden with paved pathway to front door and side access.



Front Garden

A good-sized, private front garden laid mainly to lawn with mature hedgerow borders and well-established tree.



Entrance to property

Original wooden and gloss-painted front door with glazed panels. Outside light.



Entrance Hallway

A bright and welcoming entrance hallway with modern decor and original herringbone wood block flooring. Carpeted staircase to first floor with under stairs storage. Access doors to front reception room, w/c and kitchen/family/dining rooms.



Front Reception Room

An excellent size main lounge/reception room with large windows overlooking the front aspect. Brightly decorated with striped and varnished wooden floors. Chimney breast with fireplace.



Ground Floor WC

Modern ground floor w/c and wash hand basin. Part tiled and part smooth plastered walls. Window to side aspect.



Kitchen

This spacious kitchen features a contemporary design with a light, modern colour palette and ample natural light coming through a skylight and multiple windows. The room is characterised by its generous layout, which provides an open and airy feel. The floor is tiled, contributing to a seamless flow throughout the space. The high ceiling further enhances the sense of space, making it an inviting area for cooking and entertaining. Access to an exterior area is available through a single stable door, allowing for easy movement between indoor and outdoor spaces.



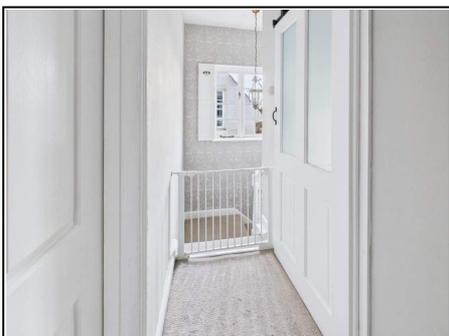
Family Room

The spacious family room features a combination of hardwood flooring and a bright, neutral colour palette. Natural light flows into the space, enhancing the overall atmosphere. The room offers a functional layout, making it suitable for various seating arrangements. The traditional fireplace adds character and charm, while the open design connects seamlessly to adjacent areas. This versatile space is ideal for relaxation and socialising.



Dining Room

The dining room forms part of the extension and features a bright and airy atmosphere with ample natural light. The space flows seamlessly from the family room to the outdoor area, enhancing the connection between indoor and outdoor living. The flooring is wood, contributing to a warm and inviting ambiance. Large double doors provide easy access to the garden, making it an ideal space for both relaxation and entertaining. The high ceilings create a spacious feel, adding to the overall openness of the room.



First Floor Landing

Light first floor landing with access doors to all bedrooms and shower room/wc.



Bedroom 1

This bright and spacious double bedroom features ample natural light from large windows, creating a welcoming atmosphere. The room is characterised by neutral decor, enhancing its versatility for personalisation. The flooring is carpeted, contributing to a comfortable feel. The layout allows for easy movement and could accommodate various arrangements. Recently installed fitted wardrobes.



Bedroom 2

Bedroom 2 features a comfortable layout with natural light filtering in through large windows. The distinctive design includes sloped ceilings, adding a sense of character and space. The flooring is carpeted, providing a warm and inviting atmosphere. The double bedroom comfortably accommodates a double bed and wardrobes/bedroom furniture.



Bedroom 3

Bedroom 3 offers a spacious and airy atmosphere, highlighted by a considerate layout that maximises the use of available space. Natural light streams through the window, creating a bright and inviting environment. The neutral colour scheme contributes to a calm ambiance, making it an ideal setting for relaxation and comfort. The high ceiling adds an element of openness, enhancing the overall sense of space. Again, bedroom 3 will accommodate a double bed and bedroom furniture as required.



Shower Room/Wc

The bathroom features a modern and stylish design, characterised by neutral tones and sleek surfaces. The walls and flooring are finished with light, textured tiles, creating a fresh and airy atmosphere. Natural light filters in through a small window, accentuating the clean lines and spacious layout. The walk-in shower area, enclosed by glass, offers a contemporary touch, while the overall design promotes functionality and ease of use.



Rear Garden

An excellent size, private and enclosed rear garden laid mainly to lawn with well-defined, mature hedgerow borders and patio seating area. There are two garden sheds, one with power.

Agents Opinion

This truly is an amazing opportunity to purchase a comprehensively modernised and extended family sized home located within the confines of the Garden Village conservation area in Rhiwbina. The property further benefits from having a recent extension and modern makeover. The property is perfectly located for all the wonderful amenities that

Rhiwbina has to offer and is within easy access of local parkland, exceptional schools and City centre links by road and rail. 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

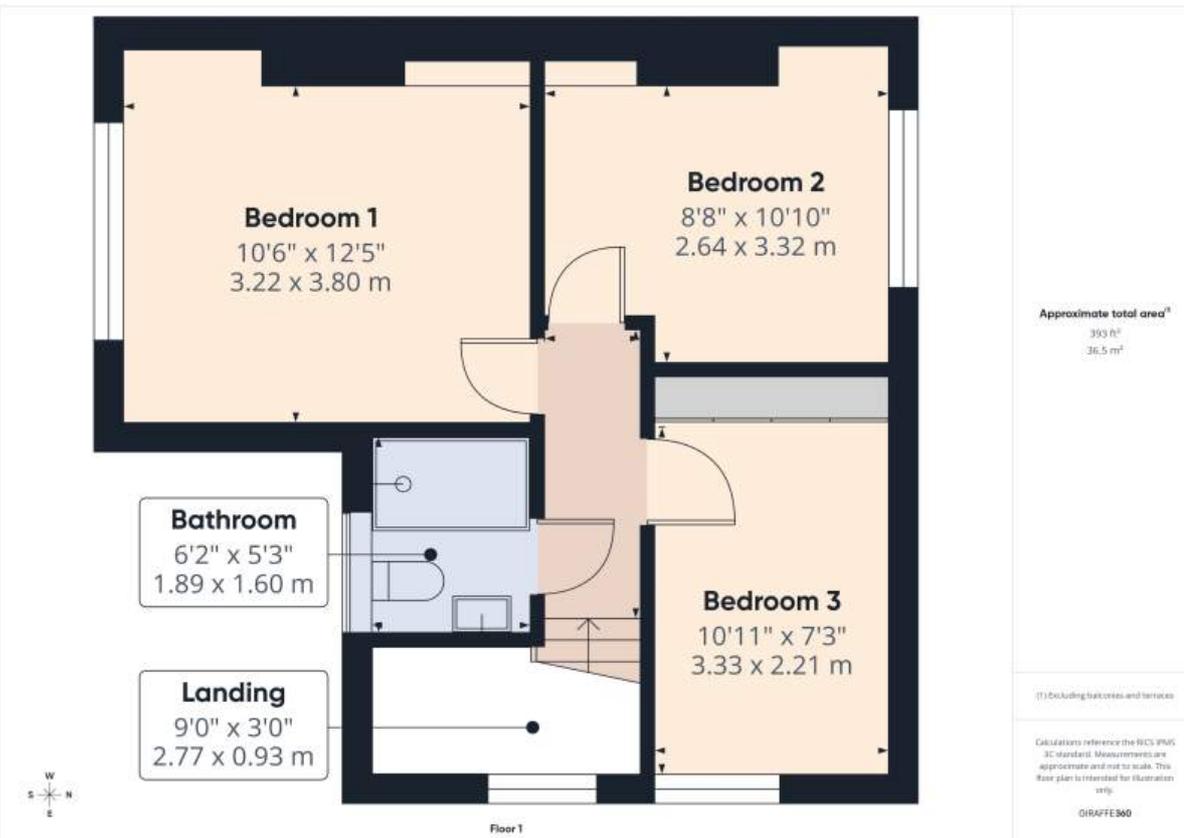
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

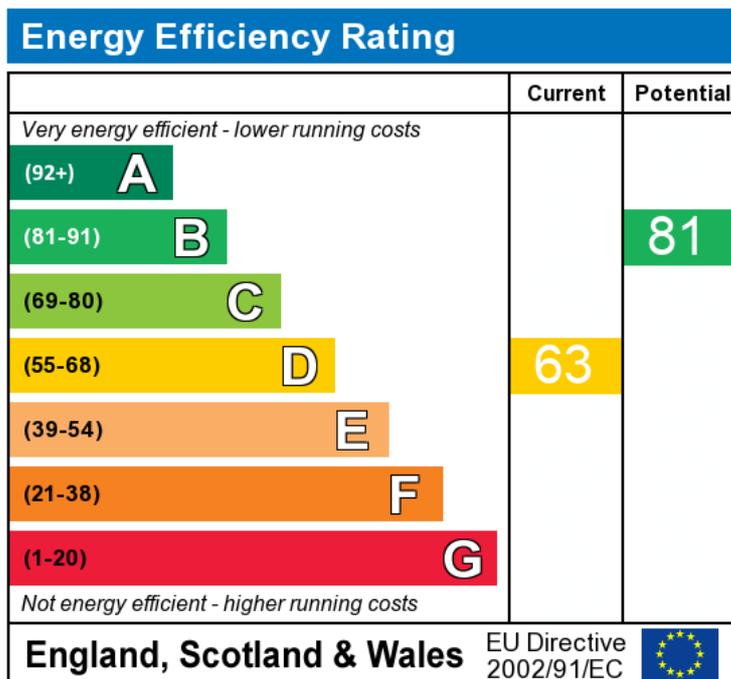
Council Tax

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.



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.