



**Edwards & Co**  
property sales & lettings

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

Heol Dolwen  
Cardiff  
CF14

Guide Price £475,000



- Spacious 2/3 double bed + loft room semi-detached bungalow
- Recently renovated throughout
- 2 excellent size g/floor double bedrooms + large loft room
- Family bathroom plus en-suite shower/wc to g/floor bedroom 1
- Modern open plan kitchen/dining/family room area
- Additional front reception room/bedroom + modern conservatory
- Transport links into City centre and beyond
- First class catchment area for Welsh and English schools.
- Close to all the wonderful amenities the area has to offer
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53780

Viewing Instructions: Strictly By Appointment Only



## General Description

\*A spacious, very well presented and recently renovated, 2/3 double bedroom semi-detached bungalow with large loft room in Whitchurch\* Edwards & Co are delighted to offer for sale this delightful and enviably located bungalow. The property benefits from off-road parking, garage and exceptionally spacious rear garden. The bungalow is very well situated for access in and out of Cardiff and to Whitchurch Village centre. There is a great catchment area for both Welsh and English primary and secondary schools. This is definitely one not to be missed!

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### Front & Entrance

This charming bungalow is bordered by a well-maintained garden and planted borders, providing a pleasant outdoor space. The driveway offers convenient off-road parking and side access to the rear garden. A recessed storm porch providing covered access to the property.

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### Front Garden

A generously proportioned front lawn with low wall border and adjacent driveway.

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### Entrance Hall

An inviting entrance hall features a striking patterned tile floor that adds character and warmth to the space. The hall is structured with doorways leading to adjacent areas, creating an open and accessible layout that contributes to ease of movement throughout the property.

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### Front Reception Room

This elegantly designed room features a light and spacious layout with a large bay window that provide ample natural light. The flooring is made of polished parquet flooring, adding warmth and character to the space.

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## Bedroom 1 with En Suite Shower Room

A spacious double bedroom with an en suite. There is a patio door to the rear garden providing ample natural light.



## En Suite

This bathroom features a modern layout with a WC, Wash hand basin and a shower stall enclosed in glass, providing efficient use of space. The flooring is tiled, ensuring durability and ease of maintenance.



## Bedroom 2

This double bedroom features ample natural light, thanks to large windows to the fore that provide a pleasant view of the surrounding area. The room benefits from fitted wardrobes.



## Bathroom

A stylish bathroom features an elegant design. The walls are complemented by classic white subway tiles. Natural light is welcomed through a window, enhancing the overall brightness of the space.



## Family Room

The family area features an open-plan design that flows seamlessly into the adjoining dining area, allowing for a large living space. Large windows provide ample natural light, enhancing the overall ambience. The flooring is made of stylish wood, contributing to a modern aesthetic.



## Dining Area

A modern kitchen and dining area featuring an open-plan layout, enhanced by high ceilings and expansive windows that allow for abundant natural light. The space benefits from a practical flooring design conducive to both cooking and dining activities.



## Kitchen

This spacious kitchen features an abundance of natural light streaming in through expansive windows overlooking the rear garden. The layout incorporates a variety of cabinetry designed for efficient storage, providing ample workspace. High ceilings enhance the room's sense of space, while the overall design promotes a functional cooking and dining area.



## Kitchen/Dining Area

As described.



## Conservatory

The modern conservatory extension features a bright and airy design with large glass windows and doors that allow ample natural light to flood the space. The room overlooks the rear garden area, providing views of the outdoor space. The layout is versatile, making it suitable for a variety of uses, such as a sunroom or additional reception area.



## Loft Room

This spacious and useable attic room benefits from natural light, creating a bright and airy atmosphere. Access is provided via a space-saver staircase leading up from the ground floor.



## Rear Garden

The particularly spacious garden features a well-maintained level lawn bordered by established trees and shrubs, providing a pleasant green space. Surrounding fencing offers privacy and security, making it a tranquil retreat. The layout allows for potential landscaping or additional features to be incorporated, catering to individual preferences.



## Rear Garden Second Angle

As described.



## Sitting Area

This outdoor space features a well-maintained gravel surface, providing a practical and low-maintenance area for relaxation or socialising.



## Garage

This garage features a well-maintained brick exterior with a pitched roof. A gated entrance leads to the driveway, providing easy access and a practical layout. This space could serve a variety of purposes, including a workshop or additional storage area.



## Side Access

Side access leading to rear garden and garage.

## Agents Opinion

This is an extremely well presented bungalow with a modern layout. The property provides for spacious accommodation and spacious living areas. It boasts a very large rear garden with off road parking and a garage. This is a property that must be viewed and early viewings are strongly recommended.

## 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:50

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E



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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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.