



**Edwards & Co**  
property sales & lettings

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**Heol Nest  
Cardiff  
CF14**

**Guide Price £500,000**



- Detached and extended bungalow with off-road parking
- 2 spacious double bedrooms
- Well proportioned living/dining area
- Bath/shower room with ample space
- Driveway parking + garage to rear
- Excellent size garden to rear with side access
- Transport links into City Centre and beyond
- In very good order throughout with potential to modernise
- First class Welsh and English school catchments
- NO UPWARD CHAIN

**Ref: PRA53805**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*A detached and extended 2 bedroom bungalow with off-road parking and large garden\* Edwards & Co are delighted to offer for sale this spacious property located in a convenient location on Heol Nest. The property has a large open living/ dining area and 2 spacious double bedrooms. The property is very well situated near Northern Ave with links to the City Centre and to the M4. Furthermore the property benefits from a sought after catchment area for both English and Welsh primary and secondary schools. This property has been well maintained however still offers the chance to modernise. MUST BE VIEWED TO BE FULLY APPRECIATED.

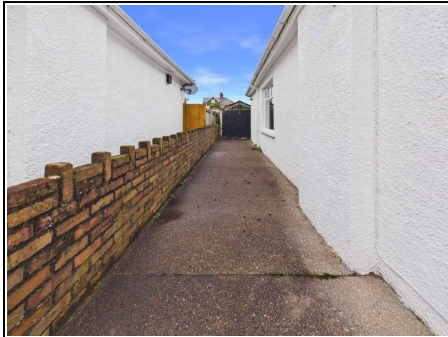
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### Front & Entrance

A charming detached bungalow set in a desirable location featuring a spacious front garden with a gravelled area and a driveway for parking. The property benefits from large front windows, allowing plenty of natural light to flood the interiors, enhancing the welcoming atmosphere.

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### Driveway

This property features a generous side passageway that provides access from the front of the property to the rear. The pathway is bordered by a brick wall on one side, offering privacy and a defined boundary. The surface is paved, ensuring ease of movement.

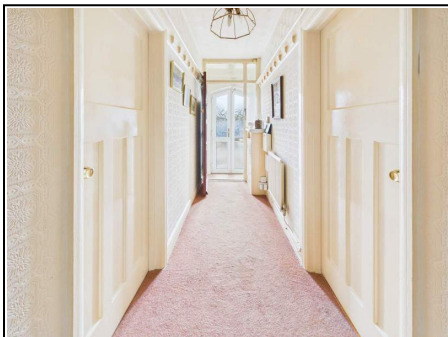
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### Entrance to property

A well maintained front entrance door leading to a small porch area, then leading into the property.

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### Hallway

This property features a spacious hallway that provides a welcoming entrance. The floor is carpeted, however there is original parquet flooring underneath. The walls are adorned with a textured wallpaper, adding character and charm to the space.

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## Living Area

The living area features a light and airy atmosphere, accentuated by a large bay windows that allow for ample natural light. The flooring is carpeted, however there is original parquet underneath. The overall layout of the room provides a comfortable space for relaxation and socialising with the open dining area.



## Living/dining area

This spacious living area features a well-defined layout, characterised by natural light coming through multiple windows.



## Dining Area

A dining area offering a welcoming atmosphere with ample natural light from the side and bay window to the fore. The flooring features a soft carpet, adding warmth to the environment. The layout allows for easy movement and versatility in use connected to the living area.



## Kitchen

This kitchen features a spacious and functional layout with ample natural light entering through the window and door to rear garden. The room is designed with a combination of tiled walls and a tiled floor, creating a practical and easy-to-clean environment. There is ample storage options with base and eye level units. The position of the windows allows for views of the garden outside, enhancing the kitchen's appeal.



## Bedroom 1

A well-proportioned double bedroom features natural light streaming in through a large window, enhancing the spacious feel of the room. The room is finished with neutral tones, creating a calming atmosphere. There is ample storage options with built in wardrobes along the wall.



## Bedroom 2

Bedroom 2 features a spacious layout with ample natural light streaming in from sliding doors to the rear garden. The flooring is carpeted, providing a warm and inviting atmosphere. The walls are finished with a neutral colour scheme, enhancing the feeling of openness. The bedroom benefits from built in wardrobe providing for additional storage options.



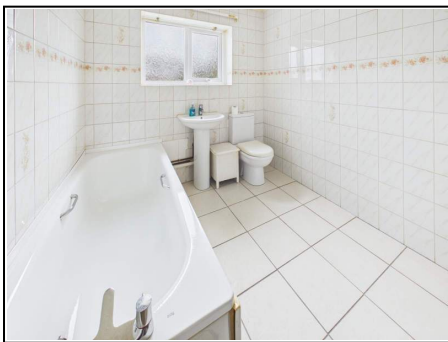
## Bedroom 2 Second Angle

As described.



## Bath/Shower Room

A very spacious bath / shower room features a well-designed layout, comprising a separate shower area and a bathtub. The walls are adorned with neutral tiles, providing a clean and modern aesthetic. Natural light is plentiful, thanks to multiple windows, creating a bright and inviting atmosphere. The flooring consists of large tiles, adding to the room's open feel. The overall space is well-appointed, making it suitable for relaxation and comfort. There is also a Wash hand basin and WC.



## Bathroom Second Angle

As described.



## Garden

This property features a well-maintained garden area that offers a generous expanse of green lawn and a pond in the corner. The landscaping includes a pathway leading through the garden, providing access to various outbuildings including the garage. The garden is bordered by hedges and has an open atmosphere, allowing plenty of natural light.



## Garden 2

As described.

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## Garage

Entrance to garage from driveway and separate entrance from garden.

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## Agents Opinion

This detached property is a wonderful opportunity to downsize, or modernise and possibly extend subject to planning permission with ample space to the rear. This well loved bungalow is well laid out with a lovely open dining/living room, 2 spacious bedrooms and a very large Bath/Shower Room. With a large garden and off-road parking this property is one that must be viewed to fully appreciate it.

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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

EPC Rating:63

## Tenure

We are informed that the tenure is Freehold

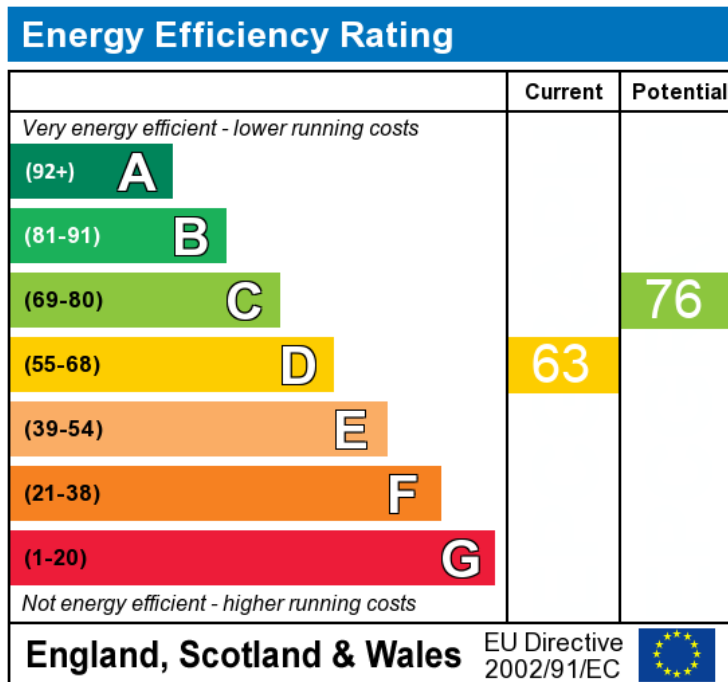
## Council Tax

Band F

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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.



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.