



Edwards & Co
property sales & lettings

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Homelands Road
Cardiff
CF14

Guide Price £475,000



- Well presented 3 bedroom semi-detached house
- 2 large double bedrooms + useful single bedroom
- Open plan spacious kitchen/living/dining room
- Large front reception room
- Useful downstairs WC
- Large bathroom with shower unit
- Off-road parking + garage with power
- Large westerly rear garden + front garden
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53817

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented 3 bedroom semi detached property in Rhiwbina Edwards & Co are delighted to offer for sale this family home offering generous living accommodation consisting of 2 large double bedrooms and one sizeable single, there is an additional front reception room and a spacious open plan kitchen/living/dining room. Furthermore, there is off-road parking and garage for multiple vehicles, a sizeable rear garden and a useful downstairs WC. The property is located a short distance from the A470 which provides for easy access in and out of Cardiff. Rhiwbina which provides for all local amenities and is a short distance away. The property also benefits from a first class catchment area for Welsh and English schools. EARLY VIEWINGS ARE ADVISED!



Front & Entrance

Driveway for multiple vehicles leading to property and garage. Pleasant front garden.



Front Garden

Front garden laid to lawn with various shrubbery.



Entrance to property

The entrance features a prominent front door with decorative glass panels. The flooring is laid with patterned tiles.



Reception Hallway

This inviting entrance hall features a classic layout, highlighted by vibrant stained glass windows that provide natural light and wooden flooring with a herringbone pattern.



Entrance Hallway

An inviting entrance hallway featuring wooden flooring laid in a herringbone pattern. A staircase leads to the upper level and a under stairs storage cupboard provides for a storage option. Natural light is introduced through the front door providing a welcoming atmosphere. Doors lead to the front reception room and kitchen/dining/living room.



Front Reception Room

This inviting living room features a charming bay window to the front aspect allowing ample natural light. There is attractive wooden herringbone flooring and a log burner set on a slate hearth.



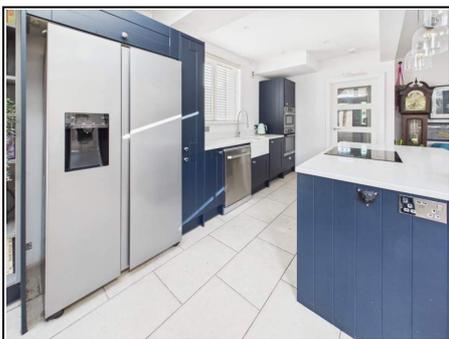
Kitchen/Living/Dining Room

A spacious kitchen and dining area features a modern open-plan layout, characterised by ample natural light from skylights and windows. The room is finished with a combination of tiled and wooden flooring. The design incorporates a stylish kitchen island, which serves as a focal point of the space. The well presented kitchen offers ample worktop space and storage options. There is a feature fireplace and a wooden mantle. This layout is ideal for both cooking and socialising, making it a versatile area within the property. To the rear is a door to the garden, patio doors lead to the garden and there is a useful downstairs WC.



Living Area

As described.



Kitchen

As described.



Dining Area

As described.

Rear entrance

Door to rear garden area. Wash hand basin with mixer tap.

WC

WC with window to rear aspect.



Landing

Spacious landing area with window to side aspect.



Bedroom 1

A well-proportioned double bedroom with large bay windows that allow ample natural light to filter in.



Bedroom 2

Bedroom 2 is another large double bedroom. The bedroom has a large window to the rear aspect and built in wardrobes.



Bedroom 3

A sizeable single bedroom with door to front aspect.



Bathroom

Large bathroom comprising of a WC, wash hand basin in vanity unit, window to side aspect and bath with screen and shower unit.



Rear Garden

The garden is primarily laid to lawn, with a pathway that runs through to the rear decked area. The garden is enclosed by fencing and walls, offering privacy and providing ample outdoor space for various activities.



Rear Garden 2

As described.

Paved Patio Area

Private patio sitting area in westerly facing garden.

Decked Sitting Area

Pleasant decked sitting area.

Driveway

Large driveway providing for ample off-road parking for multiple vehicles. Access to garage and rear garden.



Garage

Garage with power and light which offers storage or potential as a workshop.

Agents Opinion

This is truly a lovely property providing for spacious accommodation ideal for a family with 2 large double bedrooms and a spacious kitchen dinner. Being well presented and with ample living space, this is not one 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

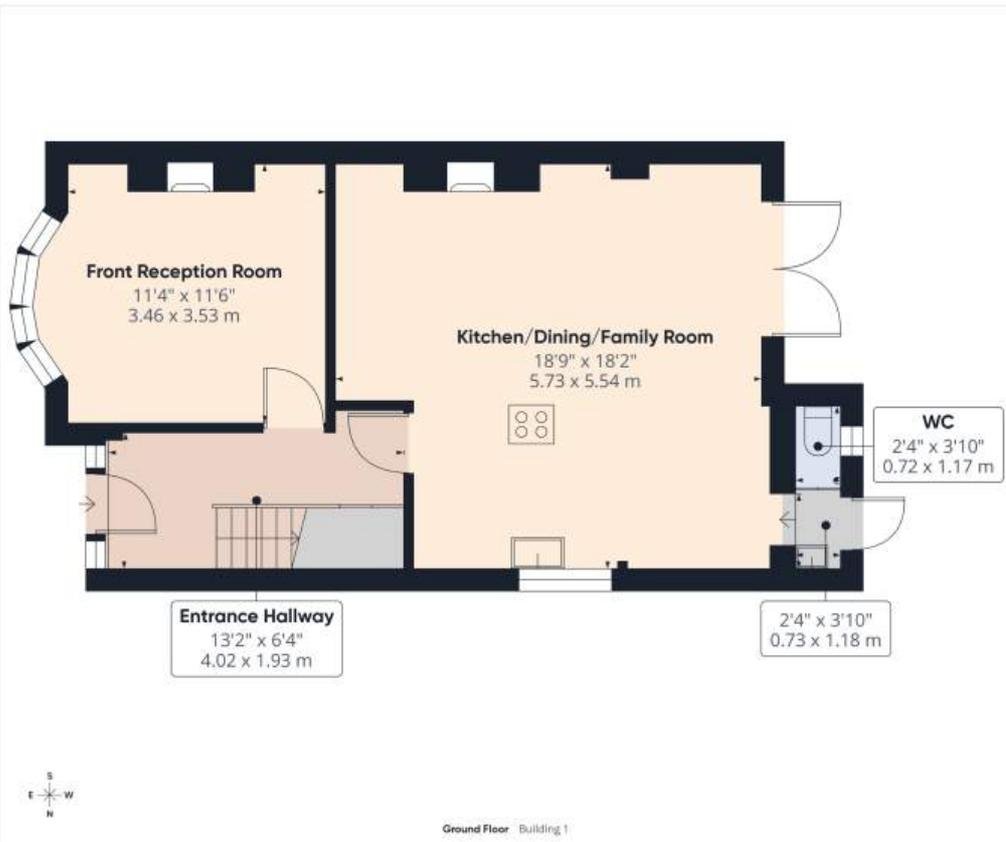
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

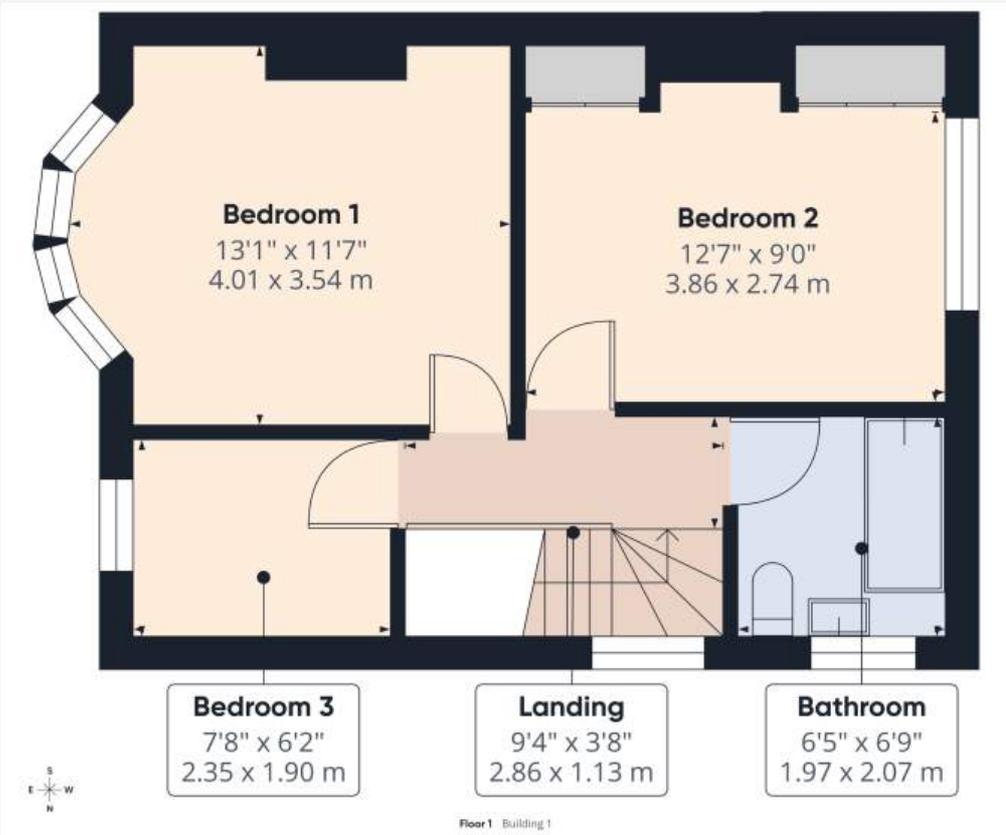


Approximate total area⁽¹⁾
555 ft²
51.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360

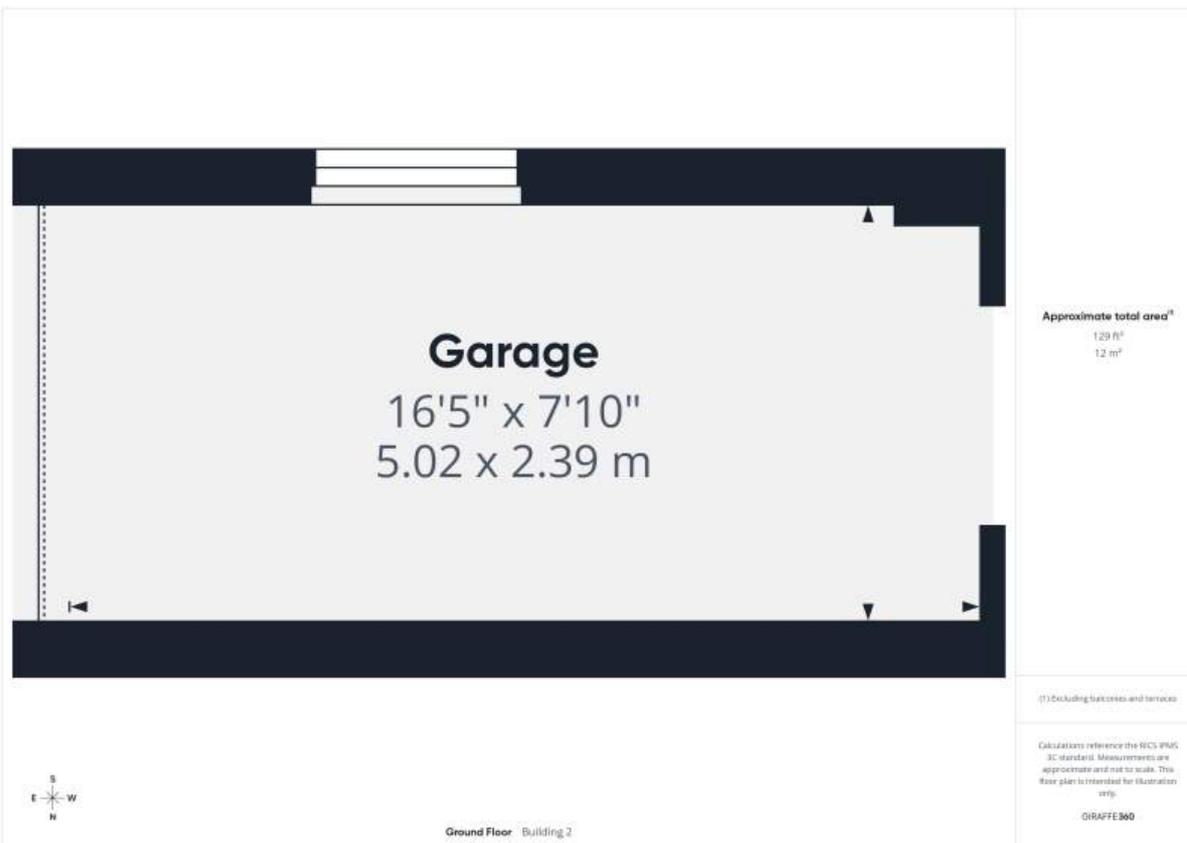


Approximate total area⁽¹⁾
397 ft²
37 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360

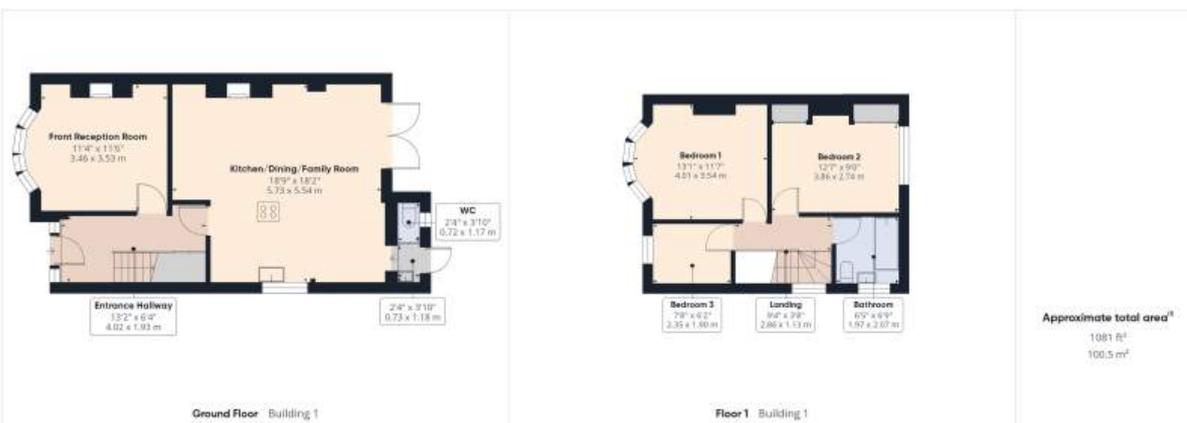


Approximate total area⁽¹⁾
129 ft²
12 m²

(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.

DIRAFFE360

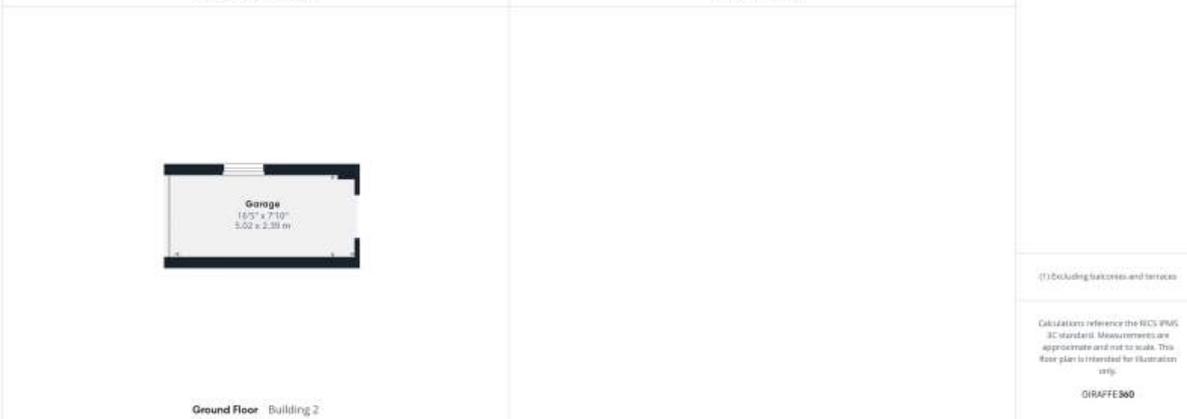


Approximate total area⁽¹⁾
1081 ft²
100.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS/PM5
3C standard. Measurements are
approximate and not to scale. This
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only.

DIRAFFE360



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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | 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.