



**Edwards & Co**  
property sales & lettings

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Gelli Deg  
Cardiff  
CF14

Guide Price £395,000



- Spacious and extended 3 bedroom semi-detached home
- 2 large double bedrooms + sizeable single bedroom
- Extended open plan kitchen/dining area.
- Lengthy living room + open plan family room
- Downstairs shower room with WC + first floor bathroom
- Sizeable private garden + useful garage providing storage options
- Close to Village centre and all local amenities
- Ideal for first time buyers!
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53825

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Spacious, extended and very well presented semi-detached 3 bedroom property in Rhiwbina\* Edwards & Co are delighted to offer for sale this extended property in close proximity to Rhiwbina Village centre. The property provides for 2 double bedrooms and a sizeable single bedroom. The property benefits from having a spacious open plan kitchen/ dining room plus open plan main reception room and family room. The nearby village of Rhiwbina provides for all local amenities and is but a short distance away. This is an excellent opportunity for a first time buyer for a family home in a quiet cul-de-sac. MUST BE VIEWED!

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### Front & Entrance

This well-proportioned property features a spacious exterior with a sizeable front garden that is predominantly laid to lawn. The path leading to the entrance is clearly defined, and there is side access to garden.

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### Front Entrance

The property features an inviting entrance with a compact set of steps leading up to the front door entrance hall. The exterior showcases a combination of stone and brickwork, enhancing its curb appeal. The entrance area is well-lit by natural light coming through the windows. Surrounding the entrance, you'll find a garden area with low-maintenance plants.

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### Entrance Porch

A useful entrance porch leading in to property.

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### Entrance Hallway

A entrance hallway featuring a staircase leading to the upper level and doors leading to the kitchen and living area. The flooring is carpeted, creating a warm and inviting atmosphere. Natural light is welcomed through the entrance porch.

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## Entrance Hallway 2

As described.



## Living Area

This spacious living room features a well-defined layout, with a large window allowing natural light to fill the space and a separate sitting area. The floor showcases a classic design, adding character to the area. Wall decorations and a feature fireplace contribute to a welcoming atmosphere.



## Living Area Second Angle

As described.



## Living Area Third Angle

Separate living area with patio doors leading to the garden area.



## Dining Area

A light dining area that flows into an adjoining kitchen space. The layout promotes an open-plan feel, enhancing both functionality and accessibility. The flooring consists of large ceramic tiles, providing a durable and easy-to-maintain surface. Additionally, ample natural light is introduced through large windows, creating a warm and inviting atmosphere.



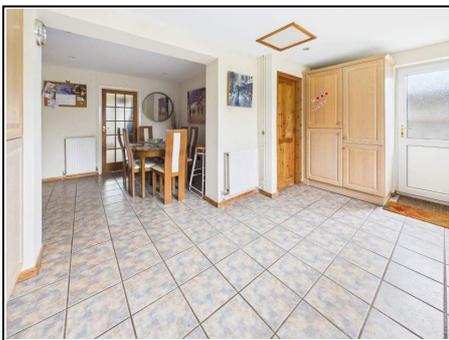
## Kitchen/Dining Area

As described. Door to bathroom.



## Kitchen

This spacious kitchen features an abundance of cabinetry, providing ample storage solutions. The room boasts a bright, inviting atmosphere with natural light streaming through a large window. To the side is a door to the rear garden, furthermore there is a door to the downstairs bathroom.



## Kitchen Second Angle

As described.



## Kitchen Third Angle

As described.



## Bathroom

Large bathroom features a neutral colour scheme with tiled walls and flooring, creating a clean and modern aesthetic. Natural light floods the room through well-placed windows, enhancing the bright atmosphere. The bathroom comprises of a wash hand basin, WC and shower unit.



## Landing

A light and spacious landing with doors leading to the bedrooms, storage cupboard and bathroom.

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## Bedroom 1

Bedroom 1 provides for a large double bedroom with built in wardrobes providing for storage options. There is a large window to the rear aspect providing for ample natural light.

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## Bedroom 2

Bedroom 2 is another large double bedroom with a built in wardrobe. There is a large window to the front aspect which provides for natural light.

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## Bedroom 3

Bedroom 3 is a sizeable single bedroom which provides for another bedroom or could be utilised as a home office.

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## Bathroom 2

The upstairs bathroom features a well-proportioned layout with a natural light source, thanks to the large window. The walls are tiled, contributing to a clean and bright atmosphere. The flooring consists of wood-effect finishes, enhancing the overall aesthetic. The bathroom comprises of a WC, wash hand basin and bath with shower unit.

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## Garden

The property provides for a large rear garden with a patio area and gravelled area. The garden has various shrubs alongside the border and is partly laid to lawn.

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## Garden 2

As described.

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## Garden 3

As described.

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## Side Access

Access to the side of property leading to the rear garden.

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## Garage

Useful garage space providing for further storage options.

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## Agents Opinion

This property is an amazing opportunity for a family home. Set in a sought after residential area in close proximity to Rhiwbina it is in a great location. Providing for ample living space and 3 bedrooms this is a property that must be viewed.

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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

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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

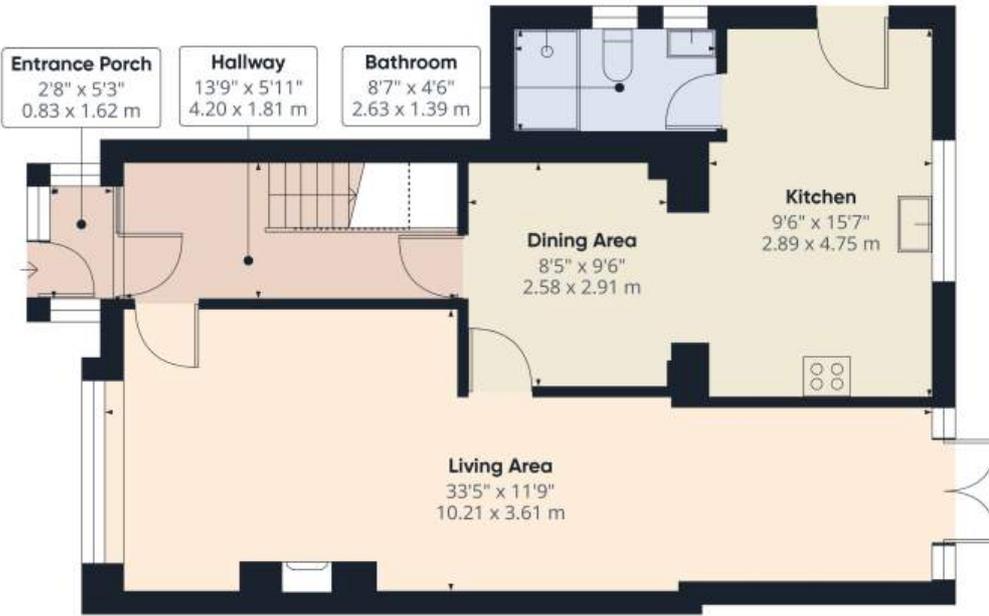
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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Ground Floor

Approximate total area<sup>(1)</sup>

693 ft<sup>2</sup>  
64.4 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

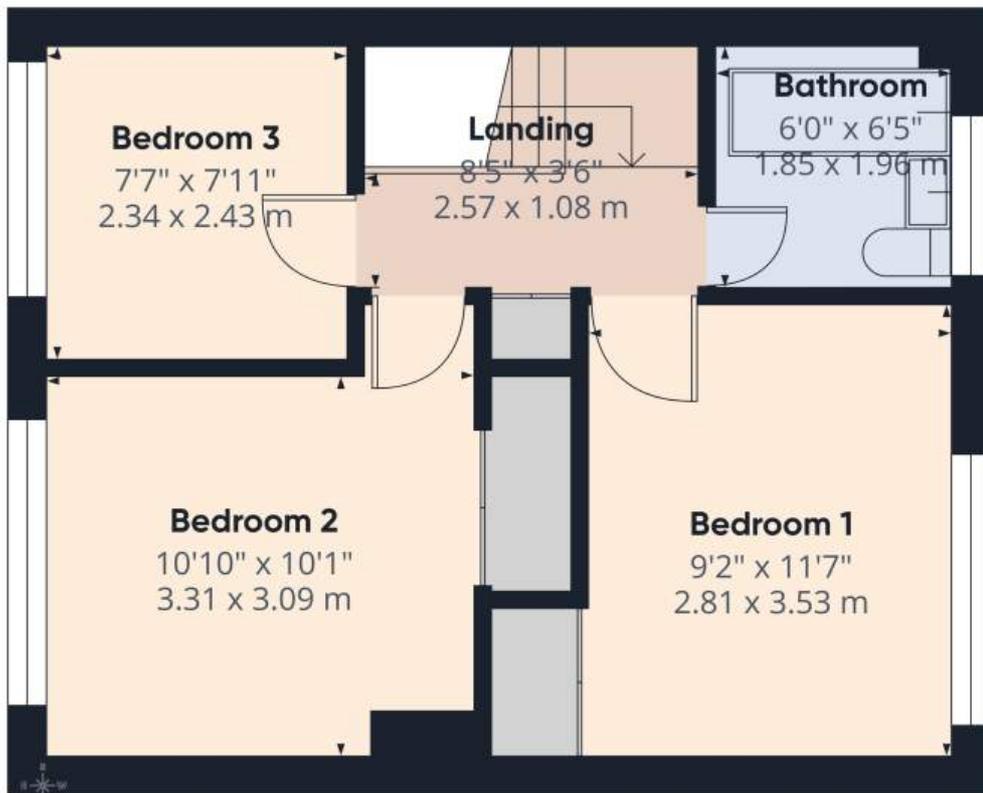
(1) Excluding balconies and terraces

Reduced headroom

Below 5'01.5 m

Calculations reference the BCS:PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360



Floor 1

Approximate total area<sup>(1)</sup>

376 ft<sup>2</sup>  
34.9 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.

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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.

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.