



**Edwards & Co**  
property sales & lettings

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Heol Uchaf  
Cardiff  
CF14

Guide Price £350,000



- Large semi-detached bungalow
- 2 Large double bedrooms
- Modern bathroom
- Rear private garden + Garage
- Ample off-road parking
- Potential to Modernise
- Close to all local amenities
- In a great catchment area for Welsh and English primary and secondary schools.
- NO UPWARD CHAIN
- MUST BE VIEWED

Ref: PRA53827

Viewing Instructions: Strictly By Appointment Only



## General Description

\*A semi-detached 2 bedroom bungalow in Rhiwbina\* Edwards & Co are delighted to offer for sale this well situated property in a sought after residential area. The property provides for 2 double bedrooms and large reception room. Additionally there is a private garden, garage and ample off-road parking. Rhiwbina village is a short travelling distance away and provides for all local amenities. The property is no upward chain and is a great opportunity to modernise and make your own. **MUST BE VIEWED!**

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### Front & Entrance

This well-maintained bungalow features a paved driveway leading to the side entrance, providing convenient access. The surrounding garden area includes a well-kept lawn and landscaped borders, enhancing the property's curb appeal. There is ample space for off-road parking, ensuring ease of access for residents and visitors alike.

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### Front Garden

Well maintained front garden laid to lawn with surrounding shrubbery.

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### Entrance to property

Front entrance door leading to property, steps leading to reception hallway.

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### Entrance Porch

Entrance porch with steps leading to the reception hallway.

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## Hallway

Light and airy hallway with doors leading to the accommodation, living room, kitchen and bathroom. There is access to the attic area which provides for expansive storage.



## Living Room

An inviting living room features a spacious layout with ample natural light streaming in through large windows and a sliding door to the balcony. The room is enhanced by a prominent feature wall, creating a warm and welcoming atmosphere. Access to outdoor views is readily available, facilitating a connection with the surrounding environment.



## Balcony

A recently re-tiled/re-laid balcony overlooking the rear garden accessed from the living room.



## Kitchen

A spacious kitchen features a bright and airy layout with large windows that allow natural light to flood in, enhancing the overall ambiance. The ceiling is adorned with wooden panels, contributing to a warm atmosphere. The flooring is laid to vinyl/cushion, combining practicality with aesthetic appeal. The room offers ample workspace and integrates well with the outdoor view, creating an inviting environment. There is a door that leads to the rear entrance and the garden.



## Kitchen Second Angle

As described.



## Bedroom 1

Bedroom 1 provides for a very spacious double bedroom. Natural light is provided through a large window to the front aspect.

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## Bedroom 2

Bedroom 2 is currently utilised as a dining room however can be utilised as another double bedroom.

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## Bathroom

The bathroom comprises of a wash hand basin set in a vanity unit, WC and a walk-in shower with glass screen.

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## Garden

The property features a well-maintained garden area, predominantly laid to lawn, providing ample space for outdoor activities. There are established shrubs and flower beds contributing to the greenery and enhancing the aesthetic appeal. The patio area has recently been re-laid and re-paved. The garden is bordered by hedges which offers privacy.

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## Garden 2

As described.

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## Rear entrance

Side access and rear entrance to kitchen area.

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## Garage

There is a detached garage with power that provides for ample storage options.

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## Agents Opinion

This 2 bedroom bungalow is an ideally located property in close proximity to Rhiwbina. It is a great opportunity to modernise the property and make it your own with no onward chain in a sought after residential area.

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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

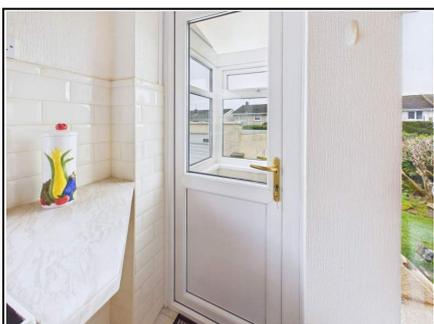
## Tenure

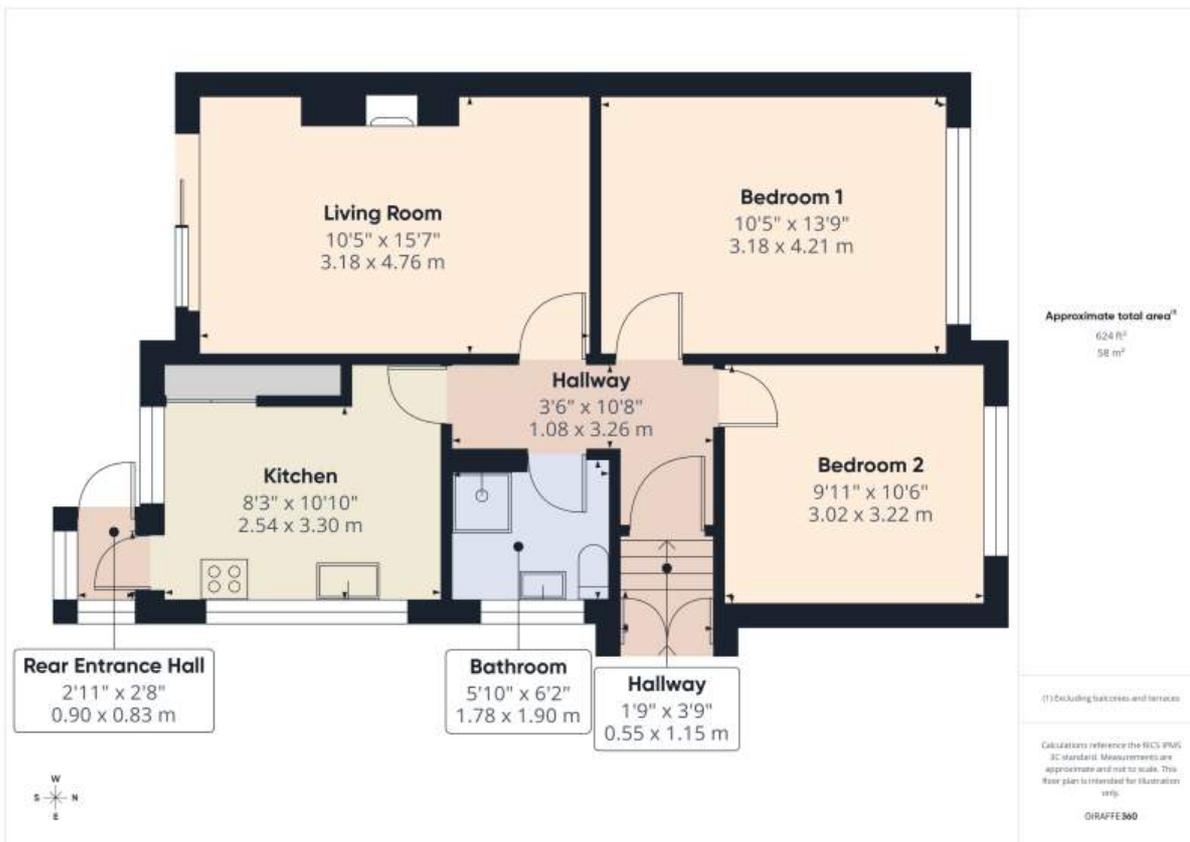
We are informed that the tenure is Freehold

## Council Tax

Band E

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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.