



Edwards & Co
property sales & lettings

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

Heol Yr Efail
Cardiff
CF14

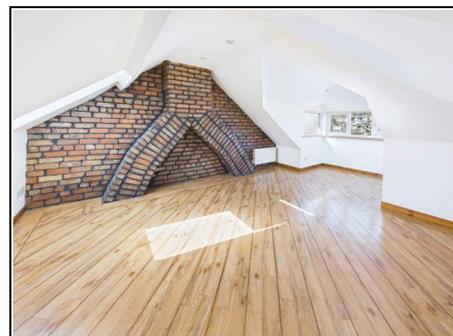
Guide Price £450,000



- Spacious semi-detached 4 bedroom family home
- 3 double bedrooms + sizeable single bedroom
- Open kitchen/dining/living area
- Additional front reception room
- Sizeable upstairs bathroom + downstairs WC
- Private rear garden + patio terrace
- Ample off-road parking with driveway + extended garage
- Conveniently located for all local amenities in Rhiwbina
- First class Welsh and English school catchments
- NO ONWARD CHAIN

Ref: PRA53829

Viewing Instructions: Strictly By Appointment Only



General Description

Superb, spacious and extended 4 bedroom semi-detached family-sized house in Rhiwbina Edwards & Co are delighted to offer for sale this well presented property ideally located in this highly desired residential area. This property benefits from ample living space with a front reception room and open living/dining room/kitchen, 4 sizeable bedrooms, convenient downstairs WC, extended garage and off-road parking for multiple vehicles. Heol Yr Efail is within walking distance to Rhiwbina Village which provides for all local amenities. Additionally the property is in first class Welsh and English school catchments and a short distance from the A470 which provides easy access to the city centre and the M4. EARLY VIEWINGS ADVISED!



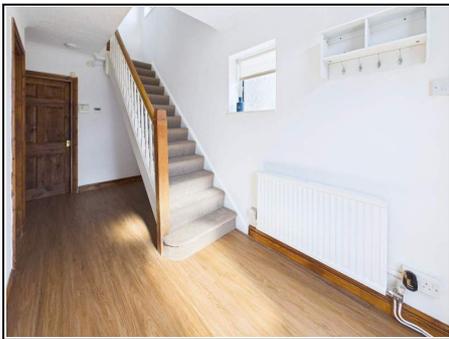
Front & Entrance

This attractive semi-detached property boasts a charming exterior with a mix of traditional brick and white render. The front garden is well-maintained, featuring a pathway leading to the entrance. Ample off-road parking is available alongside the property, complemented by a side access that leads to the rear.



Entrance to property

A well maintained front door leading into the property.



Entrance Hallway

Bright and spacious entrance hallway with window to side access providing natural light. The entrance hallway has doors leading to the front reception room, living/dining room, kitchen and stairs leading to the first floor accommodation.



Entrance Hallway 2

As described.



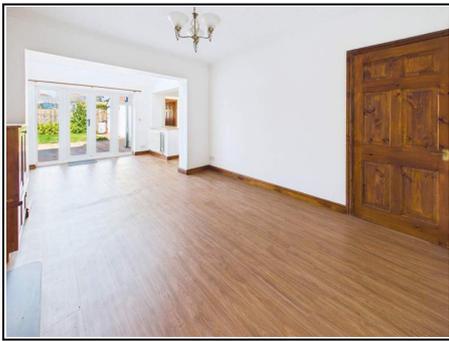
Front Reception Room

A spacious front reception room features a light and airy ambiance, enhanced by large bay windows that allow ample natural light to fill the space throughout the day. The fireplace serves as a central feature of the room, adding character and warmth.



Living Area

This spacious living/dining room that offers an abundance of natural light, thanks to a large set of patio doors that open to the garden area. The flooring is designed with a warm wood effect, complementing the overall aesthetic of the space. A fireplace feature adds a focal point to the room, providing character and warmth. The room also benefits from built-in storage, maximizing functionality while maintaining a tidy appearance.



Living Area Second Angle

As described.



Living/dining area

The living/dining area leads into the kitchen area and also a convenient downstairs WC.



Dining Area

The bright and spacious dining area features a combination of natural light and an open layout. The large skylights and double patio doors enhance the feeling of space and openness, providing access to the rear garden. The floor is finished with a modern, easy-to-maintain surface, contributing to the overall airy atmosphere. The room opens into a designated kitchen area, seamlessly connecting the two spaces.



Kitchen

This modern kitchen features a spacious and functional layout, highlighted by natural light from the window to the side access. The room includes a combination of white cabinetry and a wooden work surface, providing a bright and inviting atmosphere. The walls are adorned with classic white tiled splashbacks, enhancing the overall aesthetic.



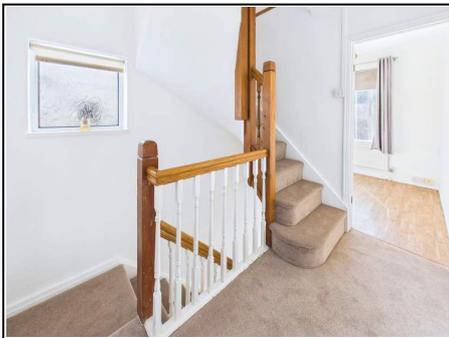
Kitchen Second Angle

As described. Leading to WC.



WC

A convenient downstairs WC with a wash hand basin. There is a window to the rear aspect and a airing cupboard to the side.



Landing

A bright and spacious landing with doors to the first floor accommodation and bathroom. Furthermore there are stairs leading into the loft bedroom.



Bedroom 2

Bedroom 2 provides for a large double bedroom with a large bay window to the front aspect which provides for ample natural light. Furthermore there are built in wardrobes along the wall providing for ample storage options.



Bedroom 3

Bedroom 3 provides for another spacious double bedroom. There is a large window the rear aspect providing for ample natural light. Furthermore there are built in wardrobes along the wall providing for ample storage options.



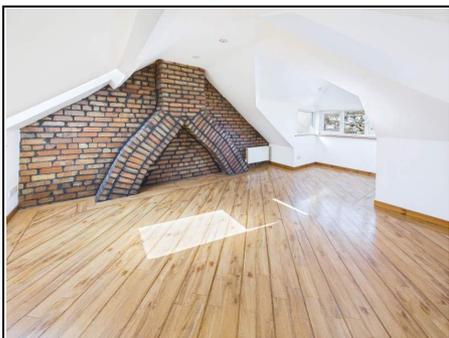
Bedroom 4

Bedroom 4 is a sizeable single bedroom with a large window to the front aspect. This bedroom can be utilised for various uses such as a bedroom or home office.



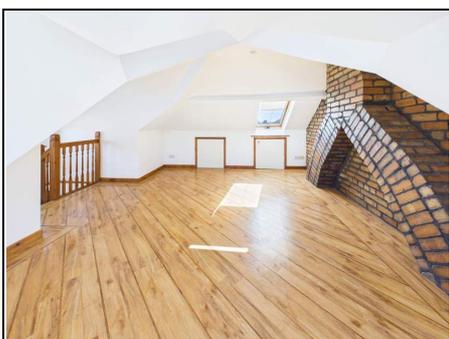
Bathroom

This bathroom features a modern design with light-coloured tiled walls that provide a clean and airy atmosphere with a WC and wash hand basin with a mixer tap. It includes a bathtub situated alongside a shower compartment, allowing for versatile bathing options. The space is illuminated by natural light from a window, which has a frosted finish for privacy.



Bedroom 1

Bedroom 1 is a very spacious loft room that features exposed brick walls that add character and charm to the space. The room boasts a beautifully finished wooden floor, enhancing its warm and inviting atmosphere. The sloping ceilings create a unique architectural element, while multiple windows allow for ample natural light, providing a bright and airy feel. There is also built in storage alongside the walls that provide for storage options.



Bedroom 1 Second Angle

As described.



Garden

This outdoor area features a spacious and laid-out patio, ideal for various outdoor activities. The ground is predominantly covered with grass, offering a green and inviting backdrop. The surrounding walls are partially fenced, ensuring a degree of privacy.



Garden 2

As described.



Garage

A large extended garage which can be utilised for various uses such as a workshop, home gym, studio and ample storage.



Garage/Gym

As described.

Agents Opinion

This property is well worth a viewing being very well kept and beautifully presented. The semi detached property provides for ample living space and spacious accommodation perfect for a family. Being so close to local amenities in Rhiwbina this is a great opportunity!

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:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

Directions

Off-road parking, long drive



Approximate total area⁽¹⁾

611 ft²
56.9 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

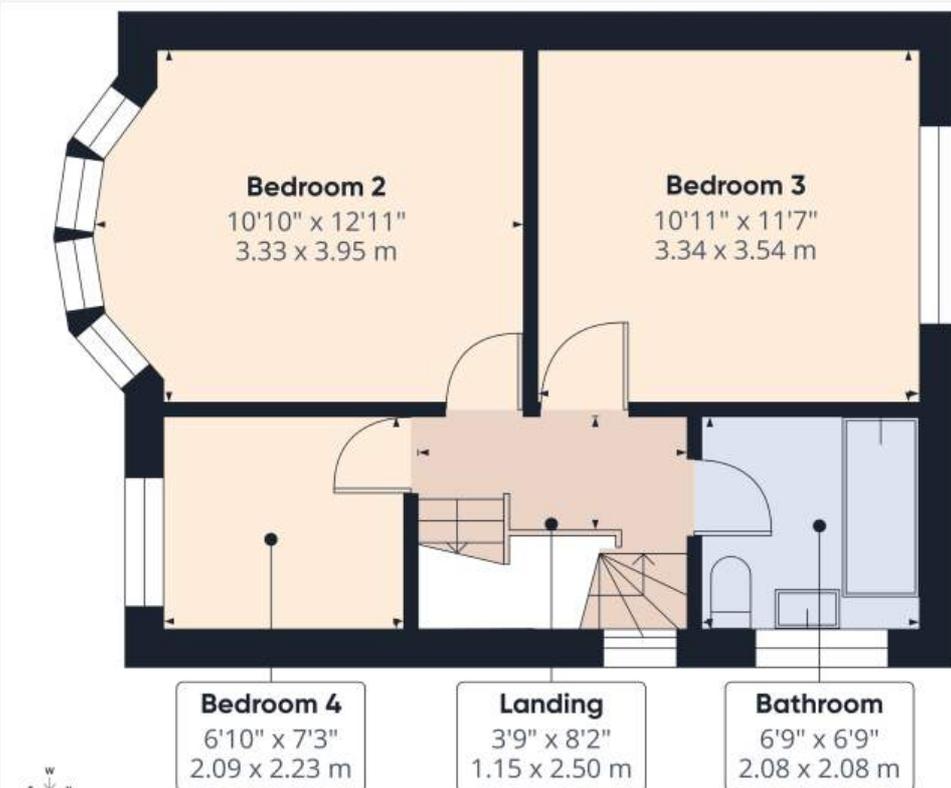
Below 5 ft/1.5 m

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

GRAFTE360



Ground Floor Building 1



Approximate total area⁽¹⁾

389 ft²
36.1 m²

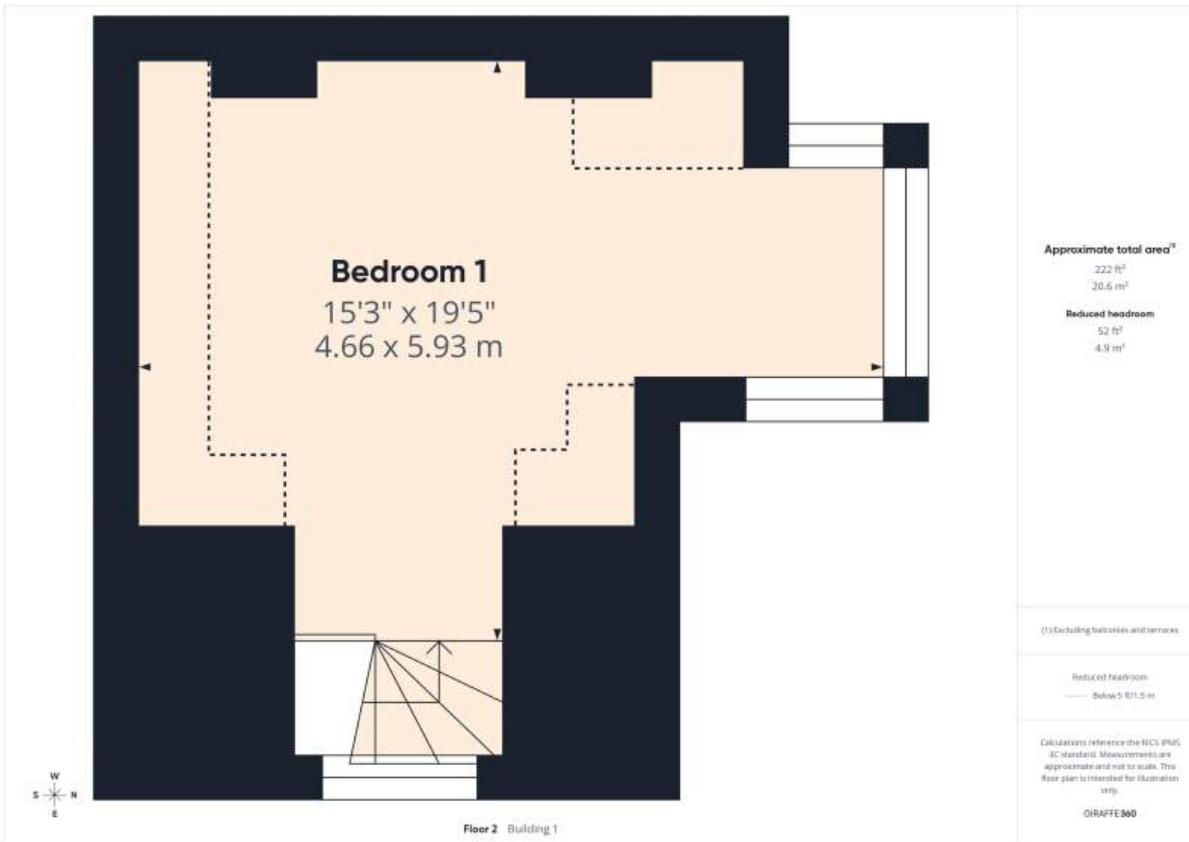
(1) Excluding balconies and terraces

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

GRAFTE360



Floor 1 Building 1





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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.