



Edwards & Co
property sales & lettings

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Leamington Road
Cardiff
CF14

Guide Price £505,000 - £525,000



- Substantial 3 bedroom detached property on generous plot
- 3 excellent size double bedrooms
- Spacious living/dining room + additional reception room
- Modern shower room/wc
- Driveway for multiple vehicles + garage
- Southerly facing rear garden + patio sitting area
- Much loved property with potential to improve if desired
- Conveniently located for all local amenities
- First class Welsh and English school catchments
- MUST BE VIEWED - NO ONWARD CHAIN

Ref: PRA53840

Viewing Instructions: Strictly By Appointment Only



General Description

A substantially sized detached 3 bed bungalow on a generous plot in Rhiwbina Edwards & Co are delighted to offer for sale this excellent size bungalow in a highly sought after residential area. This bungalow provides for ample living space and 3 spacious double bedrooms. The property further benefits from a driveway, garage and large southerly facing rear garden. The property is in close proximity to all the local amenities Rhiwbina has to offer, Rhiwbina and Whitchurch Village centres and to the A470 leading to the M4 and Cardiff City Centre. This a fabulous opportunity to purchase a much loved and wonderful bungalow with NO ONWARD CHAIN!



Driveway & Front Entrance

A spacious detached property with presscrete driveway for multiple vehicles and attached garage with electric door. Original brick built boundary walls.



Front Garden

A sizeable front garden laid mainly to lawn with mature planted borders.



Entrance to property

Attractive pvc front door with glazed side panels leading into porch and providing front access to the property.



Entrance Hallway

Bright and inviting entrance hallway leading to front reception room, bedroom, shower room and living/dining room. Furthermore the hallway leads to the Inner hallway which leads to the storage room and further bedrooms..



Entrance Hallway 2

As described.



Inner hallway

Accessed from entrance hallway and leading to bedroom 1, bedroom 3 and storage room.



Front Reception Room

A sizeable living room with large bay window to front aspect providing for ample natural light which may be utilised as a further bedroom if desired.



Living/Dining Room

This is an excellent size living/dining room with feature fireplace which in turn leads to the kitchen. There is a sliding door which leads to the private rear garden.



Living Area

As described.



Kitchen

The well-proportioned kitchen features ample worktop space with base and eye level units providing for storage. There is a single bowl sink drainer unit with a mixer tap and a large window to the rear aspect providing natural light into the space. Doors lead to the side passage which provides access to the rear garden.



Kitchen Second Angle

As described.



Bedroom 1

Bedroom 1 provides for a generously sized double bedroom with parquet flooring and a large window to the rear aspect.



Bedroom 2

Bedroom 2 is another spacious double bedroom with a large bay window towards the front aspect. There is also the benefit of built in wardrobes.



Bedroom 3

This bedroom is another double bedroom which has a large window to the rear aspect providing for ample natural light.



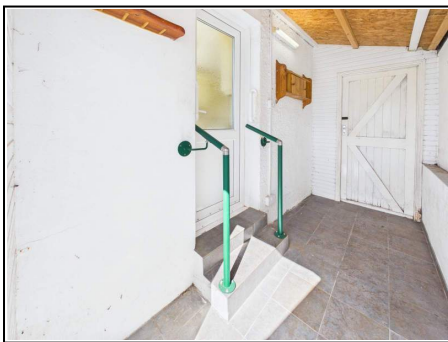
Storage Room

A useful storage room entered from the inner hallway which leads into the garage.



Garage

The property benefits from a sizeable garage with a electric door. The garage can be utilised as a traditional garage, as a workshop or providing for a useful storage option.



Side pathway

A covered pathway leading from the side of the property with access the rear door to the kitchen and to the private rear garden.



Garden

An excellent size, private and enclosed, southerly facing rear garden laid mainly to lawn with paved sitting area.



Garden 2

As described.



Garden 3

As described.

Agents Opinion

This property is a great opportunity to acquire a substantial bungalow on a very generous plot in a very sought after residential area. The property has been improved over the years and has excellent potential for further improvement and/or extending subject to necessary permissions. Early viewing are strongly advised for this wonderful detached bungalow.

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

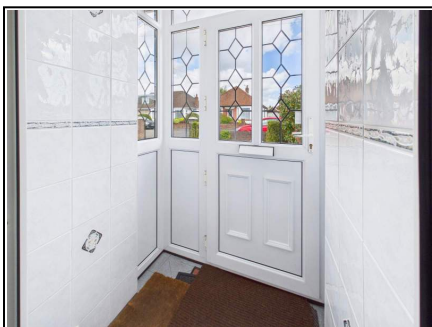
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax


Band F





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		
(69-80) C		
(55-68) D		
(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.