



**Edwards & Co**  
property sales & lettings

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Y Groes  
Rhiwbina  
Cardiff  
CF14

Guide Price £455,000 to £475,000



- Beautifully presented 3 bedroom Garden Village home on Y Groes
- Superb and extended open plan kitchen/dining room
- Useful additional study room
- 3 very well-proportioned bedrooms
- Stylish 'brand new' downstairs bathroom
- Very well maintained and presented throughout
- Overlooking central green + very short walk to village centre
- Private rear garden + front garden
- First class Welsh and English school catchments
- ABSOLUTELY STUNNING - NOT TO BE MISSED



Ref: PRA53843

Viewing Instructions: Strictly By Appointment Only

## General Description

\*A charming and desirable 3 bedroom Garden Village house on Y Groes, Rhiwbina\* Edwards and Co are delighted to offer for sale this fabulous property located on one of Rhiwbina's most desirable addresses with a first class catchment area. The property retains many original features and overlooks the central green and offers spacious 2 storey accommodation together with private rear garden and front garden. The house is within only a very short walk of the Village centre, schools and local parkland. Certainly one not to be missed.

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### Front & Entrance

The property is approached from the village green with a pleasant front garden. The well maintained door leads to the property, there is side access to the rear garden.

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### Front Garden

Well presented front garden laid to lawn overlooking the village green.

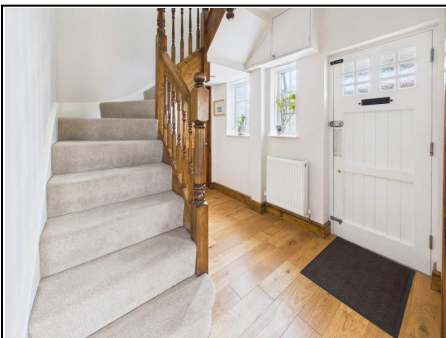
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### Hallway

The hallway is well presented with stairs leading to the first floor accommodation and doors leading to the study, bathroom, kitchen and living room. Windows to the side aspect provide for natural light into the area.

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### Hallway Second Angle

As described.

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## Study

This room is currently utilised as a useful study. There is a window to the side aspect that provides for ample natural light.

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## Living Room

Spacious living room with a window to the front aspect overlooking the village green. There is a beautiful log burner and well presented parquet flooring adding character.

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## Kitchen/Dining Room

This room provides for open plan kitchen/dining room with part original parquet flooring. There is a velux window providing for natural light alongside a window to the rear aspect and door leading to the rear garden. The kitchen provides for ample storage space with base and eye level units with worktops, there is a single bowl sink drainer unit with a mixer tap.

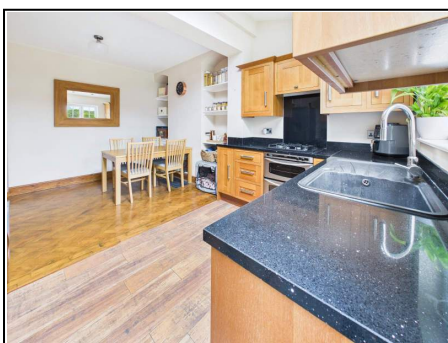
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## Kitchen

As described.

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## Kitchen Second Angle

As described.

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## Bathroom

A modern and well presented bathroom comprising of a WC, wash hand basin with mixer tap set in a vanity unit. Bath with shower screen and shower unit. The walls are partially tiled and there is a window to the rear and a velux window.



## Landing

A spacious landing which leads to the accommodation with a storage cupboard and window to the side aspect.



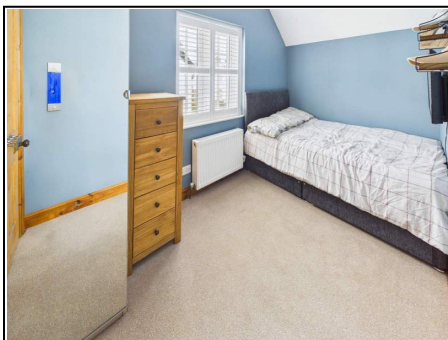
## Bedroom 1

Bedroom 1 provides for a spacious double bedroom with window to the front aspect overlooking the village green.



## Bedroom 2

Bedroom 2 provides for a further double bedroom with a window to the rear aspect. There is a original feature fireplace providing for beautiful character.



## Bedroom 3

Bedroom 3 is another sizeable bedroom, that would accommodate a double bed if required, and has the window to the side aspect.



## Rear Garden

A well maintained rear garden laid to lawn. There are flower beds alongside one side and on the other side there is a decked sitting area. There is useful side access.

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## Rear Garden 2

As described.

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## Agents Opinion

This is a truly wonderful property in a brilliant location, believed to be the very first home to be occupied following the construction of the Garden Village, that is overlooking the central green. The property is in a great catchment area for both Welsh and English schools and is within very short walking distance to the Village centre. It is in great condition retaining many original features and providing for 3 bedrooms. Please also note that bedroom 3 was the original first floor bathroom prior to the extension, and could easily be reinstated if a first floor bathroom was desired. This one simply must be viewed to be fully appreciated.

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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

EPC Rating:59

## Tenure

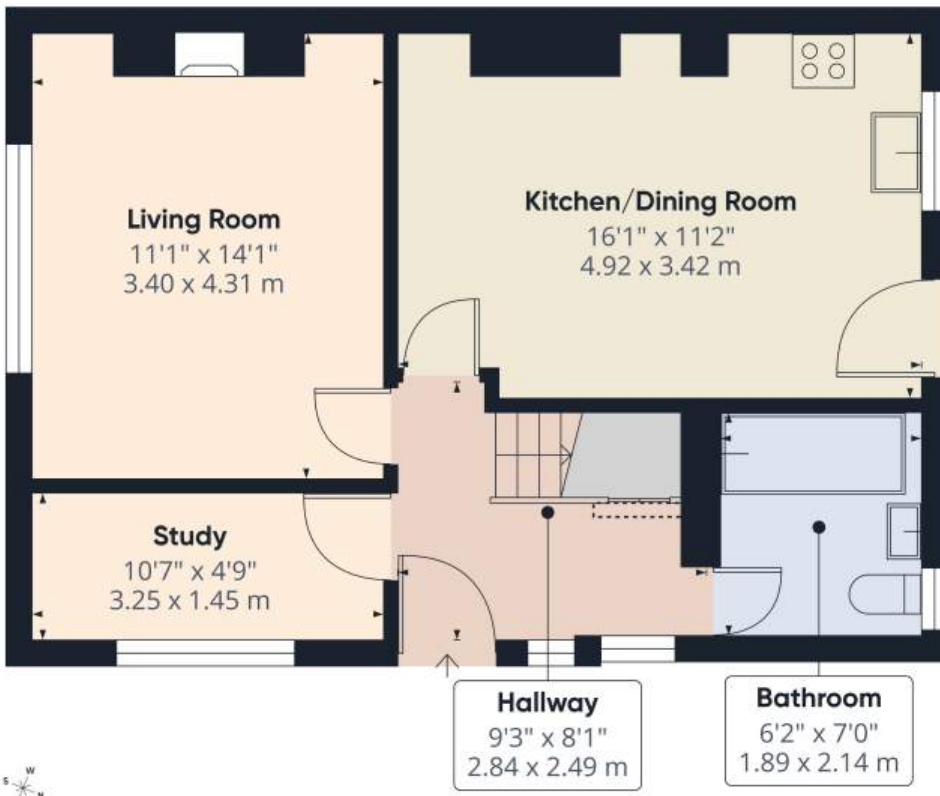
We are informed that the tenure is Freehold

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# Council Tax

Band E

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Ground Floor

Approximate total area<sup>(1)</sup>  
488 ft<sup>2</sup>  
45.3 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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.

DIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
337 ft<sup>2</sup>  
31.3 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.

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.