



**Edwards & Co**  
property sales & lettings

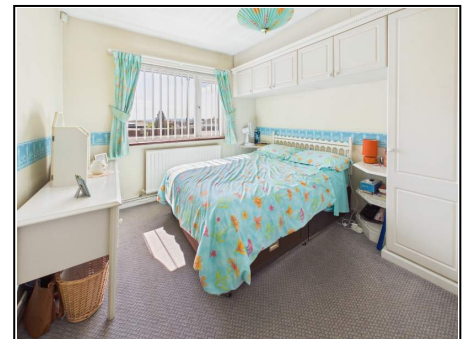
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Gron Ffordd  
Rhiwbina  
Cardiff  
CF14

Guide Price £340,000 to £360,000



- Very well located 2 double bed semi-detached bungalow
- Excellent size principle reception room
- Spacious kitchen/breakfast room
- 2 well proportioned double bedrooms
- Shower room/wc
- Ample block paved driveway parking and single garage
- Well maintained throughout
- Lovely rear garden with block paved patio
- Ideal down-sizer or development home
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53845

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Guide price £340,000 to £360,000 - A much loved and perfectly formed 2 double bedroom semi-detached bungalow in Rhiwbina\* Edwards and Co are delighted to offer for sale this well-presented and very well-located bungalow in Gron Ffordd that offers spacious 2 bed accommodation, ample driveway parking, garage and delightful rear gardens. Ideal for those looking to down size and for those looking to extend and develop this property further subject to the necessary permissions. Not to be missed.

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### Driveway & Front Entrance

Extensive block paved driveway to front and side of property leading to garage and rear garden access.

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### Entrance Porch

Pvc entrance door leading into internal porch area and entrance hallway.

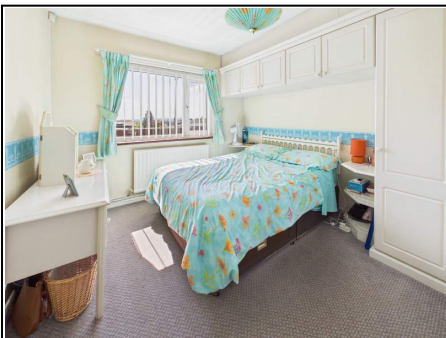
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### Entrance Hallway

A bright and welcoming entrance hallway with doors leading off to all rooms.

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### Bedroom 2

An excellent size double bedroom with fitted furniture and large window overlooking the front aspect.

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## Shower Room/Wc

A very pleasant shower room with corner shower cubicle and vanity unit housing the w/c and wash hand basin. Window with obscured glazing to side aspect.

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## Principle Reception Room

A very well proportioned main living room with recessed hearth and large window overlooking the front aspect.

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## Kitchen and breakfast room

A generously proportioned kitchen with ample space for a breakfast/dining table. Plumbed for laundry appliance. Door to rear garden and large window to side aspect.

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## Bedroom 1/Sitting Room

Bedroom 1 is a very spacious double bedroom with patio doors opening to the paved patio and rear garden and is currently being used as a second sitting room. Storage cupboards/wardrobes.

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## Rear Garden

A sizeable and very well kept rear garden laid predominantly to lawn with adjacent paved patio area. Well defined mature boundaries.

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## Paved Patio Area

Block paved outdoor seating area looking up to the rear garden.

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## Garage

Semi-detached single garage with slightly sloping roof and up and over garage door.

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## Agents Opinion

This really is a much loved and very well located semi detached 'proper' bungalow that has been very well cared for over the years by the current owner. The property occupies a very generous plot and this will be of interest to any potential purchaser who is looking to extend and/or redevelop this fabulous property into a much larger property close to all local amenities. Early viewings are strongly recommended to avoid disappointment.

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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

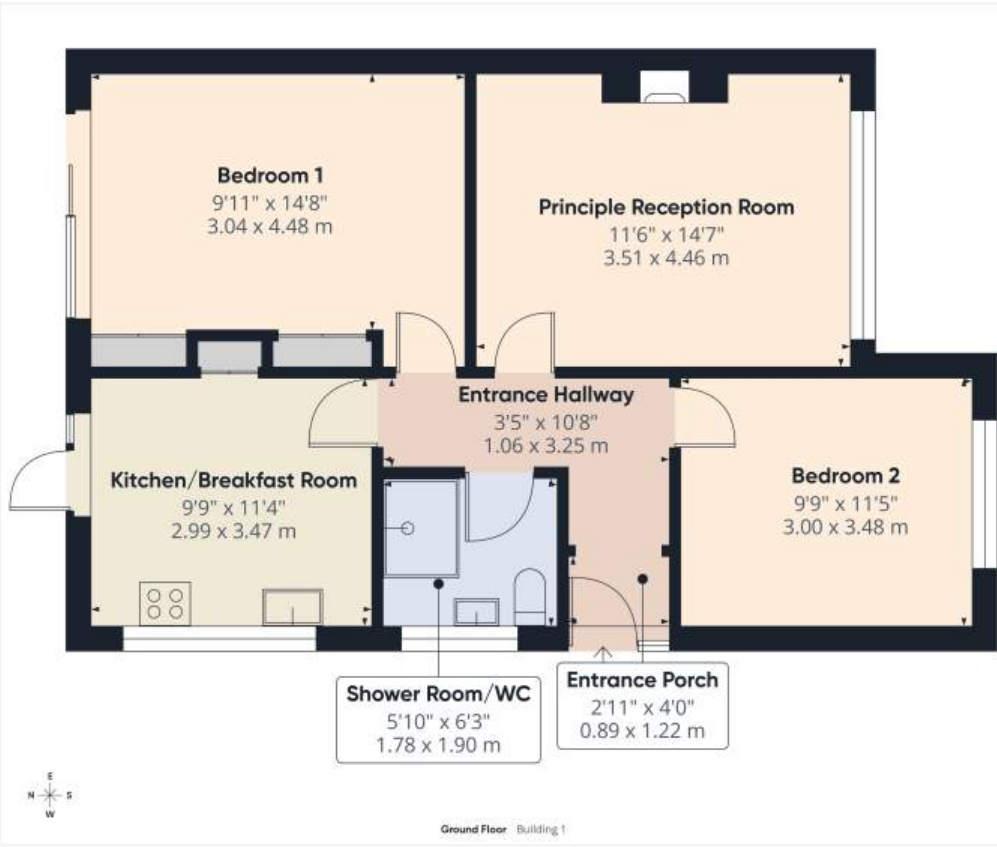
We are informed that the tenure is Freehold

## Council Tax

Band E

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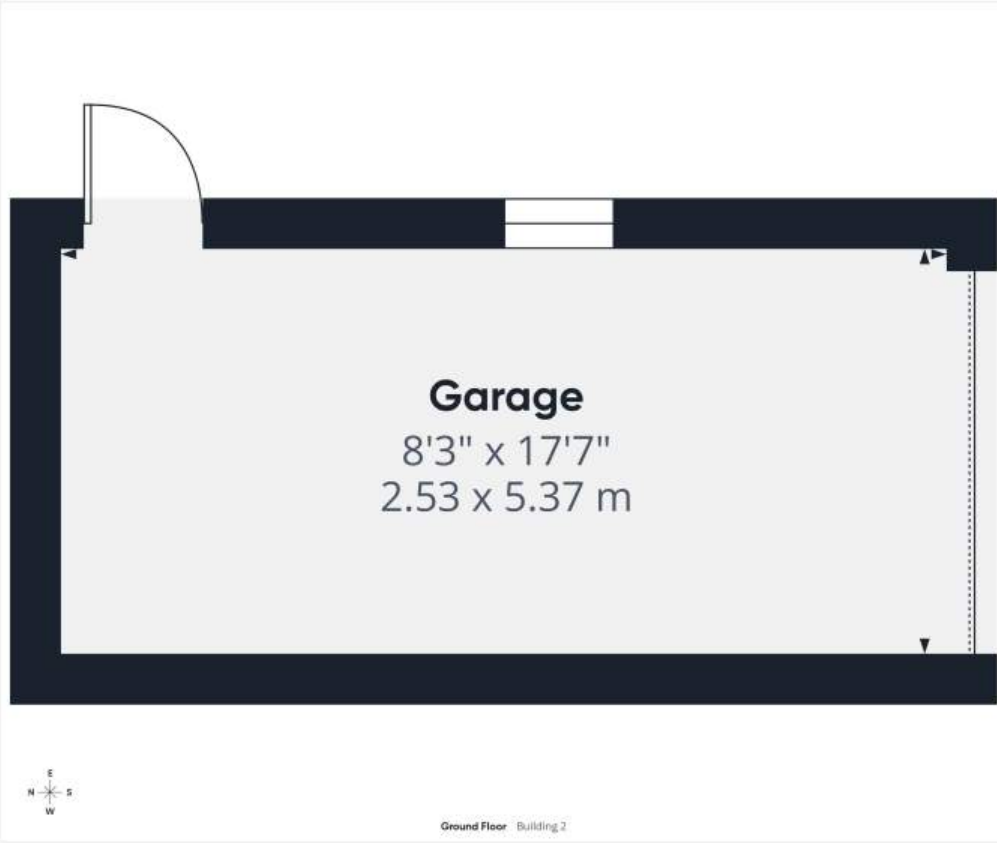


Approximate total area<sup>(1)</sup>  
660 ft<sup>2</sup>  
61.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GRAFTE360



Approximate total area<sup>(1)</sup>  
149 ft<sup>2</sup>  
13.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GRAFTE360



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
809 ft<sup>2</sup>  
75.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 9PM5  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GRAFTE 960

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.