



Edwards & Co
property sales & lettings

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Rhiwbina Hill
Cardiff
CF14

Guide Price £925,000 - £955,000



- Impressive and enviably located 5 bed detached home
- Large principle reception room + formal dining room
- Spacious kitchen/breakfast room + sunroom
- Bedrooms 1 and 2 with en-suite facilities
- 3 further excellent size bedrooms + family bathroom
- Fabulous entrance hallway with galleried landing
- Ground floor w/c + utility room
- Sweeping driveway + parking + attached garage
- Beautifully tended front, side and rear gardens
- First class Welsh and English school catchments

Ref: PRA53853

Viewing Instructions: Strictly By Appointment Only



General Description

Guide Price £925,000 to £955,000 - Elegant and very spacious 5 bedroom detached family sized home on Rhiwbina Hill Edwards and Co are delighted to offer for sale this fabulous property, ideally located and tucked away along on of the area's most desirable addresses. The modern exterior makes way to an impressive entrance hallway, with galleried landing, an array of spacious ground floor reception rooms, large kitchen/breakfast room and sunroom. To the first floor are 5 excellent size bedrooms, 2 with en-suite facilities and the family bathroom. The property occupies a generously proportioned and very private plot with front, side and rear gardens + sweeping driveway, parking and attached garage. MUST BE VIEWED TO BE FULLY APPRECIATED.



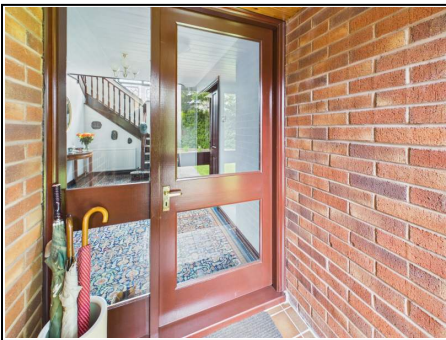
Driveway



Front & Entrance



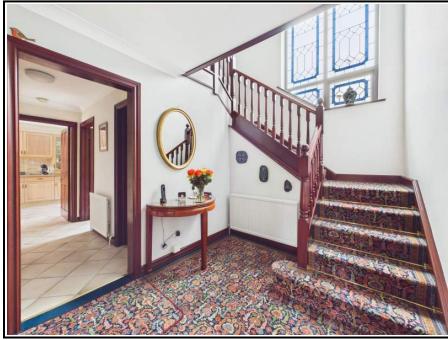
Front Garden



Entrance Porch



Entrance Hall



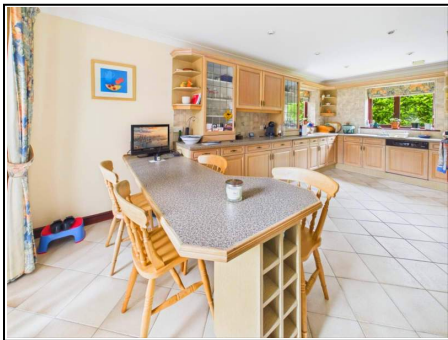
Entrance hallway second angle



Principle Reception Room



Kitchen/breakfast room



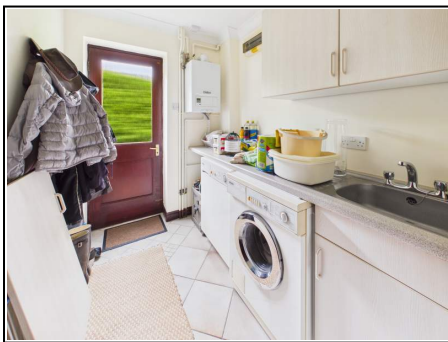
Breakfast Area



Formal Dining Room



Sun Room



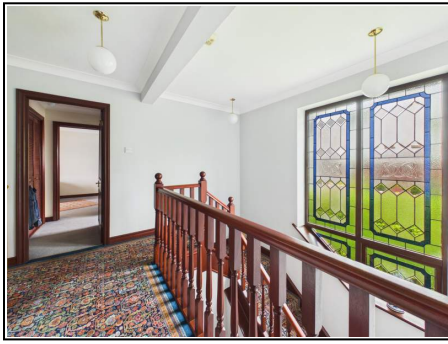
Utility Room



Ground Floor WC



Galleried landing



First Floor Landing



Bedroom 1 with En Suite & Dressing Area



Dressing Area



En Suite Shower Room to Bedroom 1



Bedroom 2 with En Suite Bathroom



En Suite to Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5/Home Office



Family Bathroom



Side Garden



Rear Garden



Garage

Agents Opinion

Rarely does a property of this size, location and price become available on Rhiwbina Hill, and therefore when it does we respectfully suggest early viewing appointments to avoid disappointment. The current owners have live here for more than 30 years and they say that it was their dream home when they first caught site of it after searching for their 'forever home', in which to settle and raise their family, for quite some time. They instantly fell in love with the space and the privacy that The Laurels affords them, and have spent so many happy years with their family and friends in this magnificent property. The time has now come to pass on this special place in their hearts to the next generation of families looking for the same goal as they had all those years ago. The Laurels is simply ready and waiting for it's next chapter. Call us to arrange your appointment today; you will not be disappointed.

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

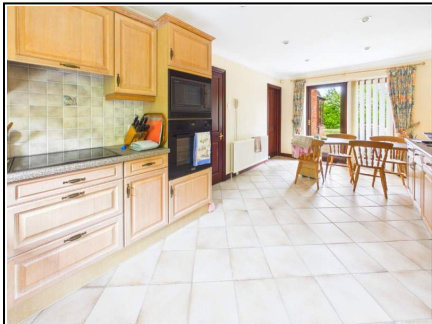
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified







Approximate total area⁽¹⁾
1149 ft²
106.8 m²

(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



Approximate total area⁽¹⁾
928 ft²
86.2 m²

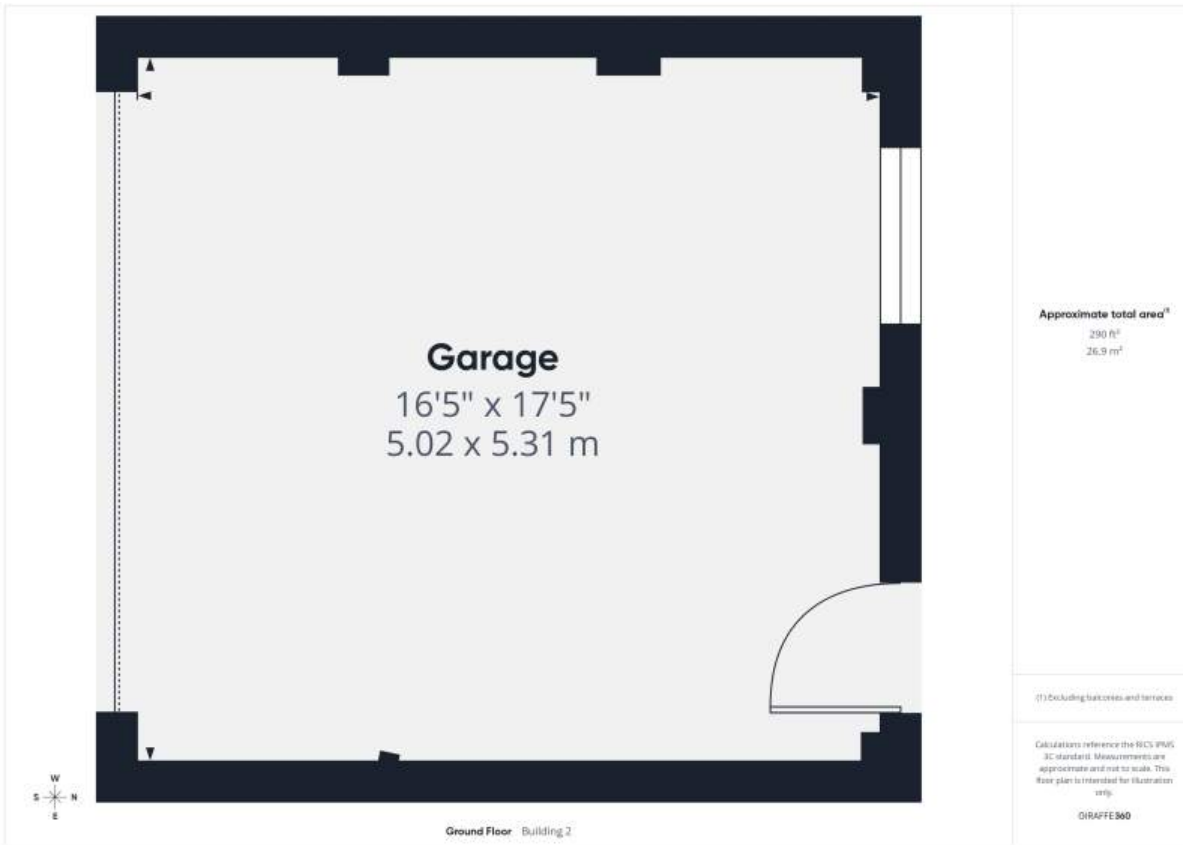
(1) Excluding balconies and terraces

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

GRAFTE360



Floor 1 - Building 1



Approximate total area⁽¹⁾
290 ft²
26.9 m²

(1) Excluding balconies and terraces

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

DIRAFFE360

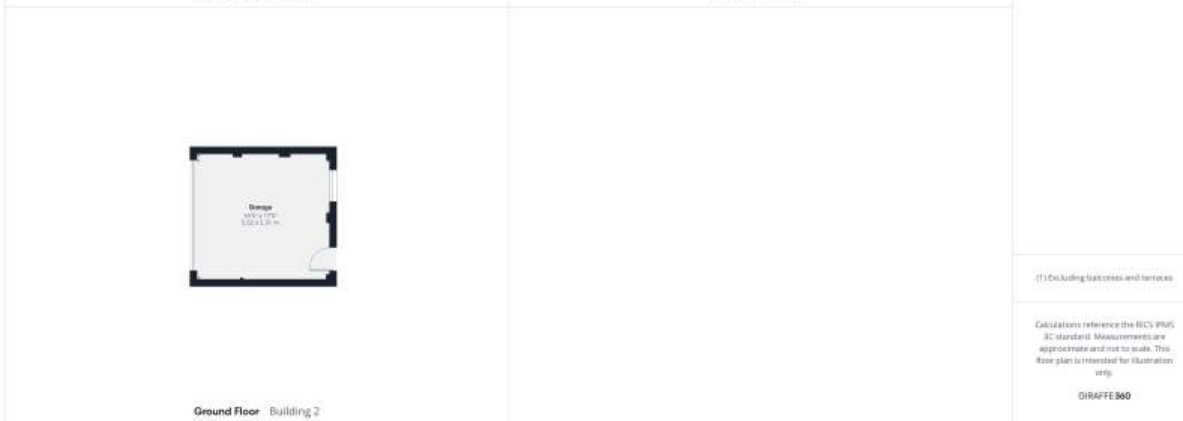


Approximate total area⁽¹⁾
2367 ft²
219.9 m²

(1) Excluding balconies and terraces


Calculations reference the BCS (MIS 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.