



Edwards & Co
property sales & lettings

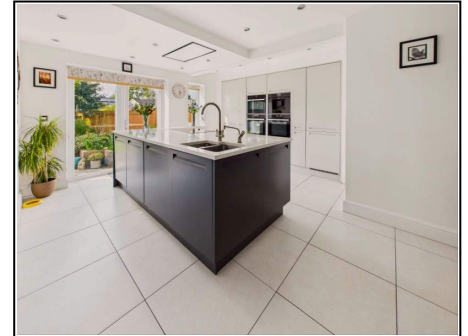
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Clos Brynderi
Rhiwbina
Cardiff
CF14

Guide price £875,000 to £900,000



- Extended and spacious 5 bedroom detached family-sized home
- 3 excellent size reception rooms + home office
- Recently installed Sheraton kitchen purchased from Leekes
- 5 generously proportioned bedrooms
- Family bathroom + en-suite shower room + g/floor WC
- Private and enclosed gardens to front and rear
- Driveway parking + garage/workshop
- Conveniently located to all local amenities in Rhiwbina
- First class Welsh and English school catchments
- NOT TO BE MISSED - CALL TODAY



Ref: PRA53854

Viewing Instructions: Strictly By Appointment Only

General Description

Guide price £875,000 to £900,000 - Superb, detached and much improved 5 bedroom family sized home in the very heart of Rhiwbina Edwards & Co are delighted to offer for sale this beautifully presented and ideally located property, all local amenities are available within walking distance in Rhiwbina village centre and the property is within a short distance from the A470 leading to the M4 and city centre. The property benefits from ample living space + garage with multiple reception rooms and 5 sizeable bedrooms. Additionally there is a large private garden to the front and rear and driveway parking. EARLY VIEWINGS ARE ADVISED!



Driveway & Front Entrance

An impressive 5 bedroom property on a generous plot in this highly desirable residential area within a short distance of Rhiwbina village.



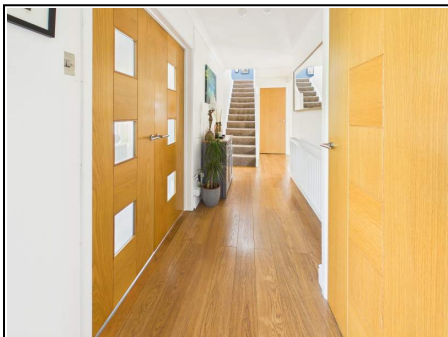
Driveway

Driveway for multiple vehicles. There is a gate leading to the front private garden, a gate to the rear private garden and a front door leading into the property.



Entrance to property

A well maintained front entrance porch door leading into the entrance hall.



Entrance Hallway

The bright and inviting entrance hallway leads to the separate rooms of the ground floor with carpeted staircase leading up to the first floor accommodation.



Family Room

Large, brightly decorated, family room/sitting with French doors opening to the rear garden and window to the side aspect.



Dining Room

A bright and open dining area which may be utilised as a further reception room. A beautiful American style wood burner between the dining room and principle reception room. French doors open onto the private rear garden. Double internal doors open to the principle reception room.



Kitchen

An absolute show-stopper of a kitchen. A Sheraton kitchen recently supplied and fitted by Leekes, that offers numerous base and eye level units providing for storage and ample worktop space. The central island offers ample work space with quartz Cardiff marble counter tops, induction hob and double sink with kettle tap. The extractor fan is Elica and also functions as a light. Inbuilt double ovens, microwave and coffee maker which are Neff and Caple. French doors lead to the private garden to the front of the property. Useful electric underfloor heating.



Kitchen Second Angle

As depicted.



Kitchen Third Angle

As depicted.



Principle Reception Room

An excellent size and very-well presented and principle reception with French opening doors to the private rear terrace and gardens. Large windows to the front and side aspect allow natural light to flood into this main living space. There is a well presented American wood burner between the dining room and principle reception room, in addition to this there is convenient water underfloor heating. Door off to study/music room.

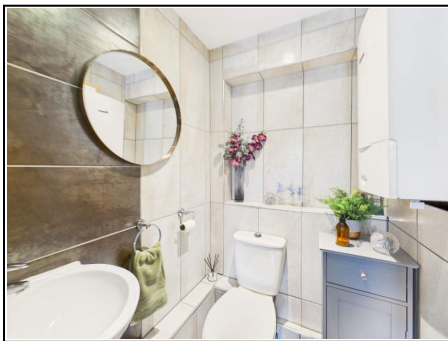


Principle Reception Room second angle

As depicted.

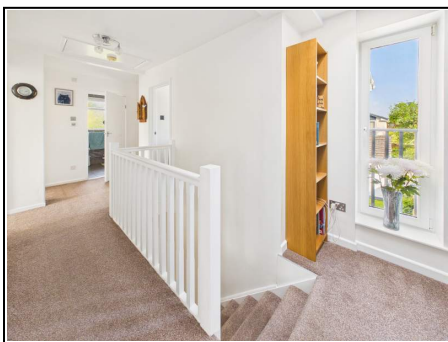
Study

The study provides for a useful room that can be utilised as a home office. There is a window to the front aspect. The room also has the benefit of Gas underfloor heating.



Ground Floor WC

This room provides for a convenient downstairs WC and a wash hand basin with mixer tap.



Landing

The landing is bright and spacious and leads to the bedrooms and family bathroom.



Bedroom 1 with En Suite Shower Room

Bedroom 1 provides for a generously proportioned double bedroom with a large window and en suite shower room.



En Suite Shower Room to Bedroom 1

The en suite shower room is fully tiled with a window to the side aspect. The room comprises of 2 wash hand basins with mixer taps in a vanity unit, WC and shower cubicle.



Bedroom 2 with Dressing Room

Bedroom 2 provides for another sizeable double bedroom with large windows to the front and side aspect. The bedroom benefits from a dressing room providing for a convenient storage option.



Bedroom 3

Bedroom 3 is a large double bedroom with a large window to the front aspect



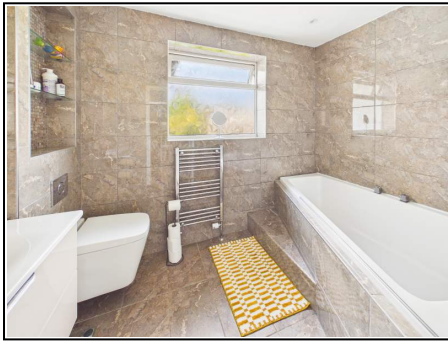
Bedroom 4

This bedroom is another double bedroom with a large window to the rear aspect.



Bedroom 5

Bedroom 5 is another sizeable room which may be utilised as another home office.



Family Bathroom

A well presented family bathroom comprising of a bath with a shower head and shower screen, window to side aspect, WC and a wash hand basin with mixer tap set in a vanity unit. There is also the added benefit of electric underfloor heating.



Rear Garden

An excellent size and very private rear garden with large paved terrace, lawn area and mature planted borders. Well defined fence boundaries. Double gates open from the cul-de-sac onto a hardstand parking space.



Rear Garden Second Angle

As depicted.



Paved Terrace

Spacious outside paved seating area overlooking the rear garden.



Front Garden

Another well-proportioned and very private garden area with raised decked terrace, paved seating area and access to the garage/workshop.



Front garden second angle

As depicted.



Decked Terrace

Private decked terrace with polycarbonate roof and bar area. A perfect place to relax and enjoy the garden with friends and family.



Garage/Workshop/Storage

Single semi detached garage with parking space to front. The door to the garage has been 'blocked' up internally, however could easily be reinstated if desired. The current owners use this building as storage however could be used for multitude of purposes.

Agents Opinion

This superbly presented and extended property is the perfect opportunity for someone looking for a very spacious and versatile family-sized home in the very heart of Rhiwbina. The property offers 5 spacious bedrooms with multiple reception rooms and large front and rear private gardens. The recent kitchen makeover really is the icing on the cake for this home. This must be viewed internally to be fully appreciated.

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:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





Ground Floor Building 1

Approximate total area⁽¹⁾
1016 ft²
94.4 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.

GRAFTE 860



Floor 1 Building 1

Approximate total area⁽¹⁾
943 ft²
87.5 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.

GRAFTE 860





Ground Floor Building 1

Approximate total area⁽¹⁾
 1959 ft²
 181.9 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



Ground Floor Building 2

Approximate total area⁽¹⁾
 161 ft²
 15 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





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		79
(55-68) D	67	
(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.