



**Edwards & Co**  
property sales & lettings

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

Heol Llanishen Fach

Rhiwbina

Cardiff

CF14

Guide price £500,000 to £520,000



- Enviably located and extended 4 bedroom family home
- Principal reception room opening to dining room
- Extended kitchen/breakfast room
- Principal bedroom suite with en-suite shower room/wc
- 2 further doubles + 1 single bedroom/home office
- Modern family bathroom + g/floor w/c
- Very well presented and maintained throughout
- Large front garden with driveway and single garage
- Private and enclosed rear garden with paved terraces
- First class Welsh and English school catchments

Ref: PRA53855

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Guide Price £500,000 to £520,000 - Extended and spacious 4 bedroom semi detached family-sized home occupying an excellent size plot in Rhiwbina\* Edwards and co are delighted to offer for sale this very well-presented semi detached property, enviably located close to all the wonderful amenities that Llanishen Fach and Rhiwbina Village have to offer. The property occupies an expansive plot with front, side and rear gardens and private terraces. Must be viewed to be fully appreciated.

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### Driveway & Front Entrance

Ample block paved driveway leading to the access to garage and rear of property. Pvc door access into entrance porch.

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### Front Garden

An impressively proportioned front garden laid predominantly to lawn with central driveway and well defined boundaries.

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### Front garden second angle

As depicted.

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### Garage

Forming part of the side extension with up and over garage door and side access door.

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## Entrance Porch

Pvc door providing covered access to entrance hallway.



## Entrance Hallway

Well decorated and welcoming entrance hallway with carpeted stairs leading to the first floor. Doors to w/c, front reception room and kitchen breakfast room. Window to side aspect. Parquet flooring.



## Front Reception Room

A very well proportioned main living room with parquet flooring, central feature fireplace with side alcoves. Large window to front aspect, double width doorway opening to dining room.



## Dining Room

Another sizeable reception room, brightly decorated and parquet flooring. Sliding patio doors to rear terrace and garden, door and serving hatch to kitchen.



## Dining Room Second Angle

As depicted.



## Kitchen/breakfast room

An excellent size and modern fully fitted kitchen with breakfast area extension to rear. Modern decor and tiled flooring. Windows to side and rear aspect. Door to side access and terrace. Serving hatch to dining room.



## Kitchen

As depicted.



## Breakfast Area

As depicted.



## First Floor Landing

Sizeable first floor landing area providing access to all bedrooms and family bathroom. Loft hatch - boarded and accessed via pull down ladder.



## Bedroom 1 with en-suite shower/wc

Forming part of the side extension is this very well proportioned principle bedroom suite with fitted wardrobes and en-suite shower w/c. Window to front aspect, additional loft access - boarded and accessed via pull down ladder.



### En Suite to Bedroom 1

Brightly decorated en-suite with shower, w/c and wash hand basin. Window with obscured glazing to rear aspect.



### Bedroom 2

Formerly the main bedroom, bedroom 2 is a spacious double bedroom with modern fitted wardrobes and large window overlooking the front aspect.



### Bedroom 3

Bedroom 3 is another excellent size, and very well decorated, double bedroom, this time with window overlooking the rear aspect. Ample space for wardrobes and bedroom furniture.



### Bedroom 4

Even bedroom 4, currently used as the home office, would accommodate a double bed if ever desired. Brightly decorated with window overlooking the front aspect



### Family Bathroom

Modern bathroom with white 3 piece suite and shower over the 'D' shaped bath with shower screen. Vanity wash hand basin with w/c with concealed cistern. Window with obscured glazing to rear aspect.



## Rear Garden

A very private and enclosed rear garden with well-defined boundaries and sizeable lawn area. There are 3 distinct paved outdoor seating/ entertaining areas as depicted and garden shed to remain.

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## Rear Garden Second Angle

As depicted.

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## Rear Garden Third Angle

As depicted.

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## Paved Terrace

Large paved terrace with access to dining room and opening to side terrace and access to front of property.

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## Paved sitting area

Located to the far end of the garden is another paved seating area adjacent to the lawn area.

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## Garden Shed/Storage

Wooden shed/storage to remain.

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## Patio Sitting Area

With access from the breakfast area and located behind the garage is another paved outdoor seating area.

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## Agents Opinion

This really is an impressive four-bedroom semi-detached family home situated within one of North Cardiff's most sought-after residential locations. Positioned in the heart of Rhiwbina, the property offers an excellent combination of generous living accommodation, modern improvements and outstanding access to highly regarded schools, local amenities and transport links.

Externally, the property benefits from off-road driveway parking and an expansive front garden, private and enclosed rear garden and paved seating areas, all highly desirable features for family purchasers.

The location is a major selling point. Rhiwbina consistently remains one of Cardiff's most desirable suburbs, renowned for its strong sense of community, excellent school catchments and convenient access to the city centre. The property falls within the catchment areas for Llanishen Fach Primary School and Whitchurch High School, both highly regarded by local families. Excellent transport connections, nearby shopping facilities and green spaces further enhance the appeal.

Overall, this property represents a substantial and well-maintained family home in a prime Cardiff location. It is likely to appeal to families seeking quality accommodation, excellent schooling and a well-established suburban setting, making it a highly marketable property within the current Cardiff housing market.

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## Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

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## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:62

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# Tenure

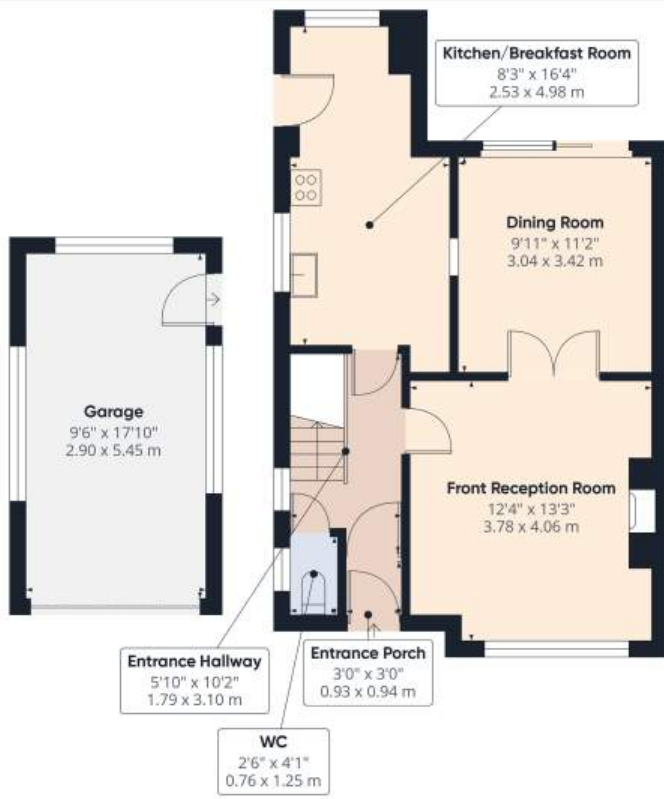
We are informed that the tenure is Freehold

# Council Tax

Band F

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Ground Floor

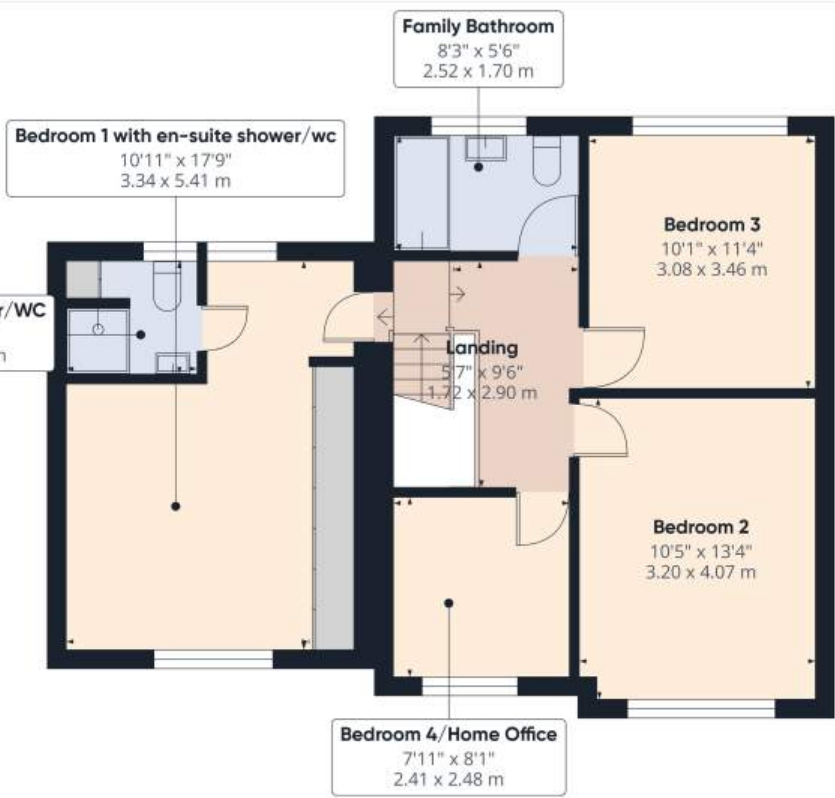


Approximate total area<sup>(1)</sup>  
648 ft<sup>2</sup>  
60.2 m<sup>2</sup>

(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.

GRAFTE360



Floor 1



Approximate total area<sup>(1)</sup>  
645 ft<sup>2</sup>  
59.9 m<sup>2</sup>

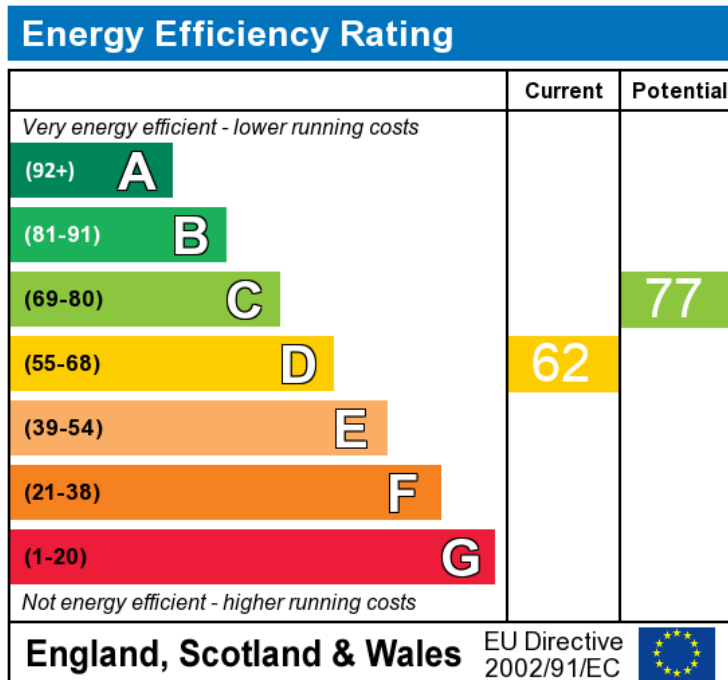
(1) Excluding balconies and terraces

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

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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.



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.