



**Edwards & Co**  
property sales & lettings

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Pantbach Road  
Cardiff  
CF14

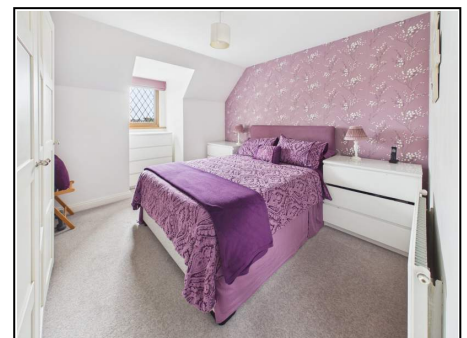
Guide Price £585,000 to £595,000



- Spacious and well presented 4 bedroom detached home
- Sizeable principal reception room + family room
- Modern open-plan kitchen and dining room
- Bedroom 1 with en-suite shower room
- 3 further bedrooms
- First floor family bathroom + downstairs w/c + utility room
- Ample driveway to front
- Excellent sized garden + decked sitting area
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53859

Viewing Instructions: Strictly By Appointment Only



## General Description

\*GUIDE PRICE £585,000 TO £595,000 - Well presented and ideally located 4 bedroom detached home in Rhiwbina\* Edwards & Co are delighted to offer for sale this excellent sized family home that is within walking distance to all local amenities that Rhiwbina has to offer. The property has a first class Welsh and English school catchment and is also within close proximity the the A470 leading to the M4 and city centre. The property is modern throughout with ample living space, an excellent sized garden, garage and driveway for multiple vehicles. Early viewings are recommended.

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### Driveway & Front Entrance

Tarmacadam driveway for multiple vehicles with planted border. Side access to rear garden.

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### Hallway

Spacious and welcoming entrance hallway with carpeted staircase to first floor. Doors lead to the ground floor rooms and w/c.

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### Hallway Second Angle

As depicted with under stairs storage.

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### Principal Reception Room

Sizeable and well presented main living room with a large window to the front aspect and patio doors to the rear private garden.

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## Principal Reception Room Second Angle

As depicted.



## Family Room

Another pleasant family room with carpeted flooring. Window to front aspect.



## Kitchen

Modern, spacious and open-plan kitchen and dining room with fully fitted kitchen. Patio door leads to private rear garden. Door to utility room.



## Kitchen Second Angle

Upgraded kitchen units, double oven and electric hob with extractor fan over. 1 and a half bowl sink drainer unit with mixer tap, integrated dishwasher and fridge freezer



## Dining Area

Ample space for large dining table and chairs.



## Utility Room

Useful utility room with worktops, base and eye level units, single bowl sink drainer unit with mixer tap. Tiled flooring, door to rear private garden.



## WC

Convenient downstairs WC with obscured window to front aspect. Wash hand basin with mixer tap set in a vanity unit, partially tiled.



## Landing

Carpeted flooring and stairs, doors off to all bedroom and bathroom, velux window, door to under eaves storage.



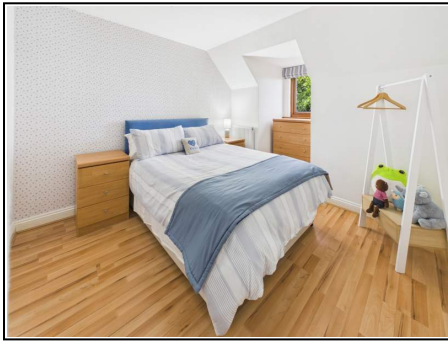
## Bedroom 1 with En Suite Shower Room

A very well proportioned and beautifully presented main bedroom suite with fitted wardrobes. Window to front aspect and en-suite shower/wc.



## En Suite Shower Room to Bedroom 1

Modern en-suite facility with shower, w/c and wash hand basin with mixer tap set in a vanity unit. Fully tiled and velux window.



## Bedroom 2

Another excellent sized double bedroom with window to front aspect.

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## Bedroom 3

Bedroom 3 is another sizeable bedroom with a window to the front aspect.

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## Bedroom 3 Second Angle

As depicted.

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## Bedroom 4

Bedroom 4 provides for a sizeable room which may be further utilised as a home office or dressing room. Window to front aspect.

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## Bathroom

Modern well presented family bathroom with 3 piece suite and shower over bath. Fully tiled walls, velux window. Towel rail radiator.

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## Garden

Excellent sized private rear garden with well defined fenced boundaries. Mainly laid to lawn with paved area and decked sitting area.

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## Garden 2

As depicted.

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## Garden 3

As depicted.

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## Decked Sitting Area

As depicted.

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## Agents Opinion

This property is a great opportunity to purchase a modern family sized home in close proximity to Rhiwbina village. The property benefits from ample living space with a 4 bedrooms, an excellent sized garden and ample off-road parking. The property has been modernised throughout and is in a first class catchment area. Early viewings are strongly recommended.

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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

EPC Rating:74

## Tenure

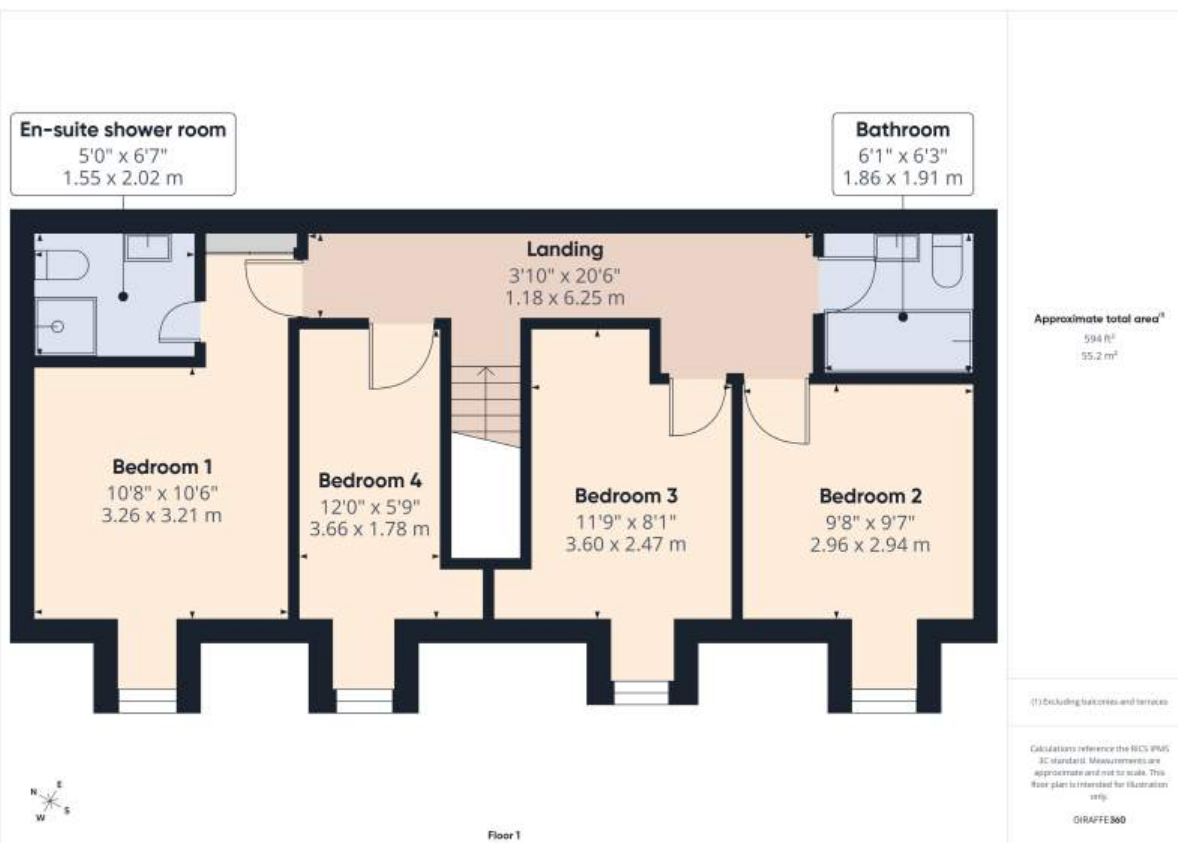
We are informed that the tenure is Freehold

## Council Tax

Band G

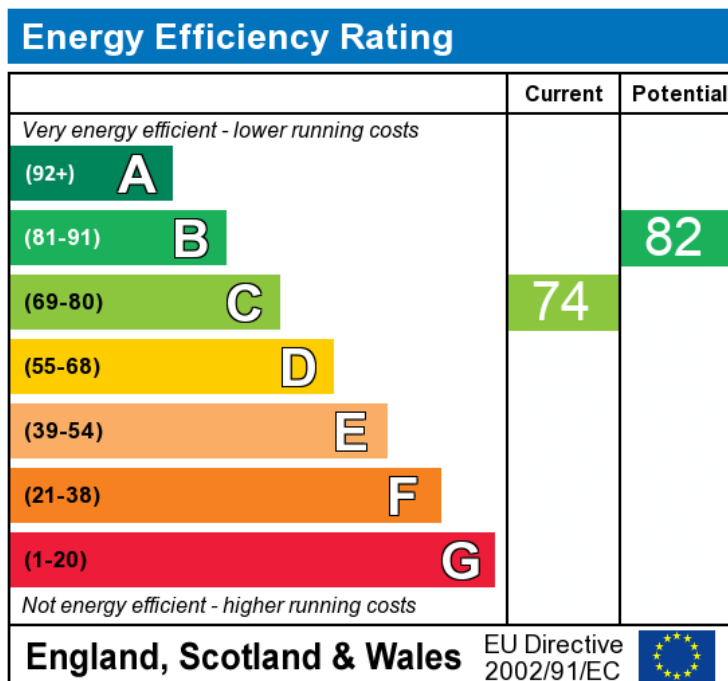
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion 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.