



**Edwards & Co**  
property sales & lettings

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Heol Y Coed  
Rhiwbina  
Cardiff  
CF14

Guide Price £375,000 to £395,000



- Fabulous and spacious 2 bedroom semi-detached home
- 2 excellent size double bedrooms
- Bedroom 1 with en-suite shower/wc
- Modern open-plan kitchen/lounge/dining area
- Ground floor utility room and separate w/c
- Stylish first floor bathroom
- Very well-presented throughout
- Private paved courtyard garden to front
- First Class catchment for Welsh and English schools
- Ideal first time buy or down-sizer - MUST BE VIEWED

Ref: PRA53864

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Guide Price £375,000 to £395,000 -Enviably located and very stylish 2 double bedroom contemporary 'cottage' on one of Rhiwbina's most sought after addresses\* Edwards and Co are delighted to offer for sale this delightful property nestled at the entrance to Heol-y-Coed, Rhiwbina. The property offers very spacious 2 storey accommodation with a modern open-plan kitchen/lounge/dining area + utility and w/c to the ground floor with 2 excellent size double bedrooms, bed 1 with en-suite, and additional bathroom to the first floor. To the front is a private courtyard garden/terrace and to the rear is a smaller covered outside utility space. Early viewing's are highly recommended.

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### Front Entrance

Gated front entrance, paved flooring and stairs leading up to paved terrace.

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### Paved Terrace

Paved terrace with planted border.

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### Covered Entrance

Well maintained front door leading to property.

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### Entrance Hallway

Bright and welcoming entrance hallway with tiled flooring and carpeted staircase to first floor. Doors to the kitchen/living/dining room and a sizeable storage room.

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## Kitchen/Living/Dining Room

Modern open plan kitchen/living/dining room. Fully fitted kitchen and dining space. Ample living space. Large windows to the front aspect. A door leads to a convenient utility room and w/c.



## Kitchen/Dining Area

Well presented kitchen with oven and hob with extractor fan over. One and a half bowl sink drainer unit with mixer tap, splashbacks. Integrated fridge freezer and dishwasher. Ample base and eye level units providing for storage with worktop space.



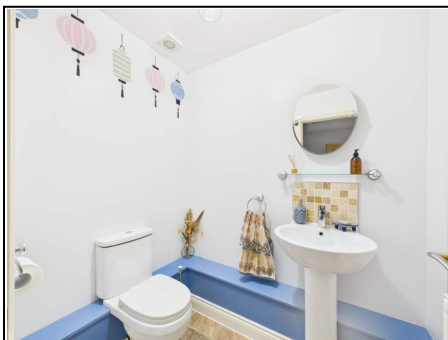
## Lounge Area

As depicted.



## Utility Room

Useful utility room with plumbing for laundry appliances. Worktop space with base and eye level units providing for storage options. Single bowl sink drainer unit with mixer tap, splashbacks. Tiled flooring and door to downstairs WC.



## Ground Floor WC

Convenient downstairs WC with wash hand basin with mixer tap. Tiled flooring.



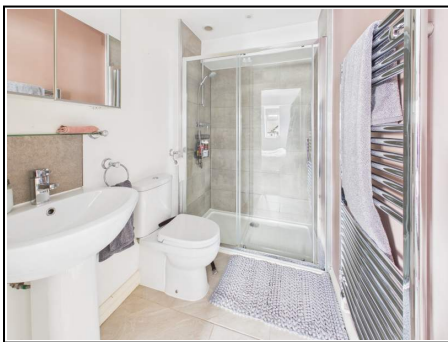
## First Floor Landing

Spacious landing with area currently utilised as a office space. Carpeted flooring and stairs doors off to all bedroom and bathroom. Window to rear aspect. Door to large and useful storage room.



## Bedroom 1 with en-suite shower/wc

Large and beautifully presented king sized bedroom with en-suite shower room.



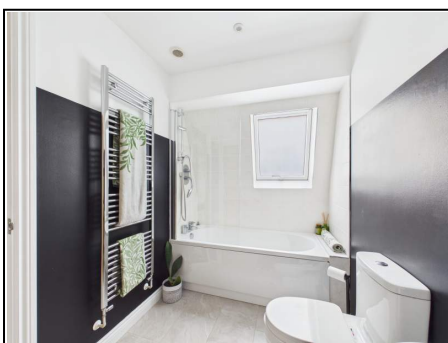
## En Suite to Bedroom 1

Modern en-suite facility with shower, w/c and wash hand basin with mixer tap. Towel rail radiator.



## Bedroom 2

Bedroom 2 provides for a additional well proportioned king sized bedroom with a large window to the front aspect.



## Bathroom

Modern family bathroom with shower over bath, glass screen. Part tiled and part painted walls, tiled flooring. Obscured window to rear aspect. Towel rail radiator.

## Agents Opinion

This really is one of the most delightful properties that has come to market recently in Rhiwbina. Wenallt Cottage, and it's adjoining semi-detached property Deri Cottage, are both modern 're-builds' forged out of the original structure. The location is simply first class, with easy access to the Village of Rhiwbina and all it's wonderful amenities, as well as it's

proximity to some of Cardiff's best schools. The property will be an ideal first/second time purchase for a professional couple or for someone looking to down size on number of bedrooms but not willing to compromise on space. Simply first class.

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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

EPC Rating:77

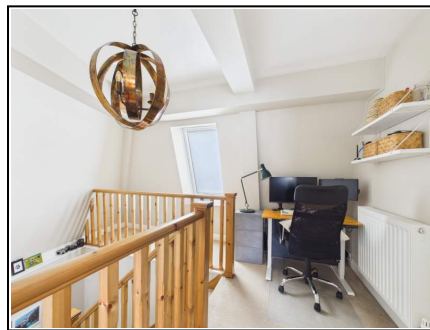
## Tenure

We are informed that the tenure is Freehold


## Council Tax

Band E

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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>		88
(69-80) <b>C</b>	77	
(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.