



Edwards & Co
property sales & lettings

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Coed Y Wenallt
Rhiwbina
Caerdydd
CF14

Guide Price £610,000 - £640,000



- Spacious 5 bedroom detached family home
- Ample living space with 3 reception rooms
- Open kitchen with dining space
- 5 generously proportioned bedrooms
- Family bathroom with shower and bath + 2 en-suites
- Downstairs WC + utility Room
- Ample driveway + double garage (with power)
- Large, private and enclosed rear southerly facing garden
- Sought after residential area
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53868

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £610,000 TO £640,000 - A spacious and enviably located 5 bedroom detached property in Rhiwbina Edwards & Co are delighted to offer for sale this sizeable and well presented family sized property a short drive away from Rhiwbina and all the local amenities available. The sizeable property boasts 2,100 square foot with ample off-road parking space, a double garage, large southerly facing garden and generous living space. The property would be suitable for multi-generational subject to the cosmetic changes. Furthermore, within close proximity is the M4 and A470 to the city centre and beyond. This property must be viewed to be fully appreciated!



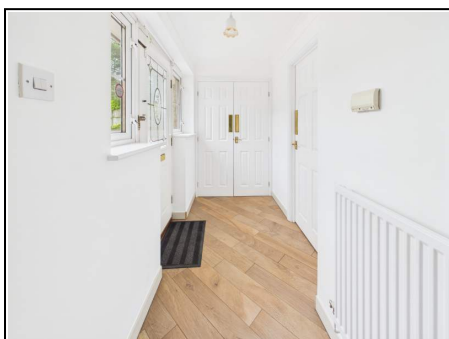
Driveway and garage

Driveway accommodating multiple vehicles with additional area to the side. Double garage with power. Side access to private rear garden.



Entrance to property

Well maintained door to entrance hallway. Outside light.



Entrance Hallway

Bright and welcoming entrance hallway. Doors lead to the study and useful storage cupboard. The hallway leads into the property.



Hallway

A spacious inner hallway with doors leading to the ground floor rooms and WC. Carpeted stairs lead to the first accommodation.



Hallway Second Angle

As depicted with under stair storage.



Study

This well proportioned room may be utilised for many different uses. It may be a study, gym or a downstairs bedroom for multi generation living. Vinyl wooden flooring and a window to the side aspect.



Living Room

Spacious and well presented living room with a large bay window to the front aspect. Feature fireplace. Door leading to conservatory.



Living Area Second Angle

As depicted.

Dining Room

A sizeable living dining room. Door leading to the conservatory.



Conservatory

Large conservatory with doors leading to living room, dining room and private garden. Plug sockets. Porcelain tiles.



Kitchen

Well maintained open kitchen with dining space. Splashbacks. Double bowl single drainer unit with mixer tap, integrated fridge freezer ample base and eye level units providing for storage, worktop space, large window to the rear aspect. Door to the utility room.



Kitchen Second Angle

As depicted.



Utility Room

Useful utility room with worktops and single bowl sink drainer unit. Splashbacks. Doors lead to side access and kitchen



WC

Convenient ground floor WC with window to side aspect and wash hand basin. Partly tiled.



Landing

Carpeted flooring and stairs. doors off to all bedrooms and bathroom. Window and stained window to side aspects, loft access hatch. Useful storage cupboard.



Bedroom 1

Spacious main bedroom with large window to rear aspect and en-suite shower/wc. carpeted flooring.



En Suite to Bedroom 1

Well presented en-suite facility with shower, wc, and 2 wash hand basin's set in a vanity unit. Obscured window to front aspect, partially tiled.



En Suite

As depicted.



Bedroom 2

Bedroom 2 provides for another sizeable bedroom with carpeted flooring and large window to the rear aspect. En-suite shower room.

En Suite to Bedroom 2

En-suite shower room with wash hand basin. Partly tiled.



Bedroom 3

Bedroom 3 is another well proportioned room with a large window to the rear aspect. Carpeted flooring and a useful built in storage cupboard.

Bedroom 4

Bedroom 4 provides for another bedroom with ample space. Carpeted flooring and windows to side aspects.



Bedroom 5

Another bedroom that may be utilised as a home office, dressing room or as a bedroom. Carpeted flooring and a window to the front aspect.



Bathroom

Modern family bathroom with bath alongside shower. Fully tiled with WC and wash hand basin. Towel rail radiator and obscured window to the side aspect.



Bathroom Second Angle

As depicted.



Garden

The property benefits from an excellent sized private rear garden with well defined fence boundaries. The garden is mainly laid to lawn with a sitting area.



Garden 2

As depicted.



Sitting Area

A pleasant sitting area in the southerly facing garden.



Rear entrance

Doors lead to the garage and utility room.

Garage

A large double garage with the benefit of power and a window to the side aspect. Door to side.

Agents Opinion

This property is truly a great opportunity to purchase a beautiful family sized home in a very sought after residential area. Benefiting from ample living space, a double garage, southerly facing garden and a amazing location, this property offers amazing potential for a family. The property is in close proximity to Rhiwbina which provides for all local amenities. Early viewings are strongly recommended.

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.

Anti Money Laundering

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.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







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		
(55-68) D		
(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.