



Edwards & Co
property sales & lettings

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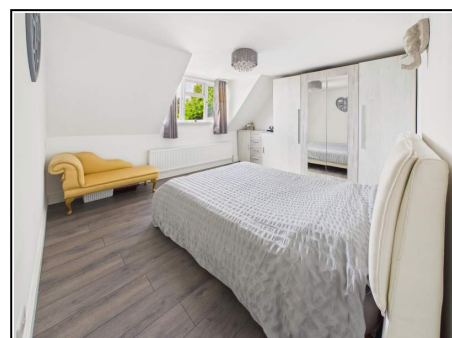
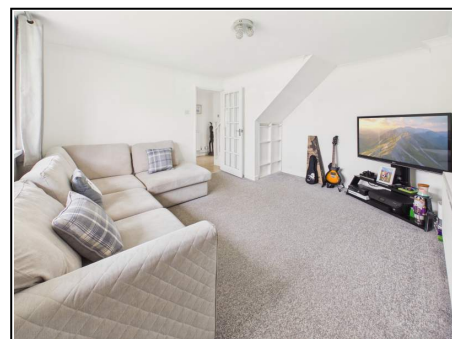
Guide Price £675,000 to £695,000



- Modern and well-presented 4 bedroom detached home
- 2 well proportioned reception rooms
- Open-plan modern kitchen and dining room + utility room
- Bedroom 1 with en-suite shower room
- 3 further double bedrooms
- Large family bath/shower room + ground floor wc
- Ample driveway parking + large garage (with power)
- Excellent sized rear garden + paved terrace
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53872

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £675,000 to £695,000 - Enviably located, spacious and beautifully presented 4 bedroom detached family-sized property in the heart of Rhiwbina Edwards & Co are delighted to offer for sale this fabulous detached house that is within walking distance of Rhiwbina and all it's wonderful local amenities. The property offers excellent size, 2 storey, accommodation that has been modernised throughout by the current owners (including new windows and many doors, new boiler, new bathrooms and general modernisation) The property is in close proximity to the A470 providing convenient access to the City centre and M4. The property benefits from ample living space with 4 sizeable bedrooms, 2 reception rooms, kitchen/dining room a large garden and garage. Early viewings are strongly recommended.



Driveway & Front Entrance

Driveway for multiple vehicles with garage, planted borders and fencing. Side access to rear private garden.



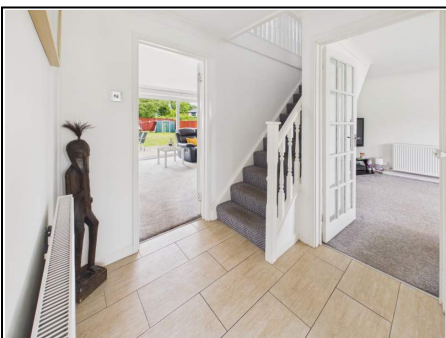
Entrance to property

Well maintained door accessing the entrance hallway. Outside light.



Hallway

Bright and welcoming entrance hallway with tiled flooring and carpeted staircase to first floor. Doors lead to ground floor rooms and WC.



Hallway Second Angle

As depicted.



Family Room

Well presented front reception room with large window to front aspect. Carpeted flooring.



Additional Picture

As depicted.



Principal Reception Room

Spacious and beautifully presented principal reception room with sliding doors and window to the rear aspect. Carpeted flooring.



Principal Reception Room Second Angle

As depicted.



Kitchen

Modern open-plan kitchen and dining room with a fully fitted kitchen and dining space. Large windows to the front and rear aspect. Door leading to the utility room.



Kitchen Second Angle

Integrated gas oven and hob with extractor above. Ample base and eye level units, worktops. Integrated fridge freezer. 1 and a half bowl sink drainer unit with mixer tap.



Kitchen Third Angle

As depicted.



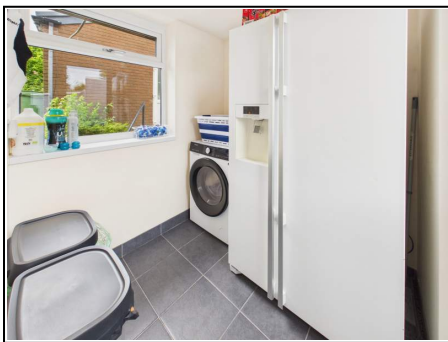
Dining Room

Well-presented dining area with windows to rear aspect.



Dining Room Second Angle

As depicted.



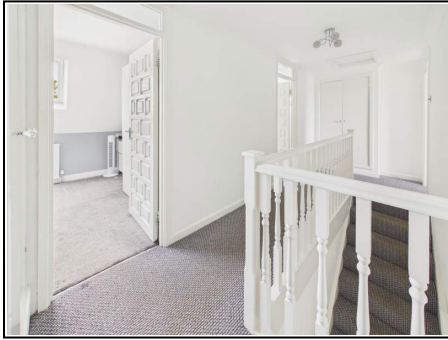
Utility Room

Useful utility room approached from the kitchen. Ample room for washer & dryer. Window to front aspect and door to rear private garden.



WC

Convenient downstairs WC with wash hand basin and mixer tap set in a vanity unit. Fully tiled, window to front aspect.



Landing

Carpeted flooring and stairs, doors off to all bedrooms and bathroom. Loft access hatch, 2 large storage cupboards.



Bedroom 1 with En Suite Shower Room

A well proportioned and well presented main bedroom with a large window to the 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. Obscured window to side aspect.



En Suite to Bedroom 1

As depicted.



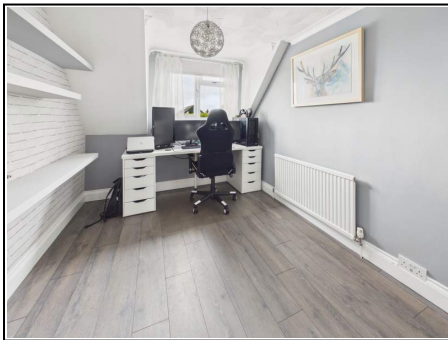
Bedroom 2

Another excellent sized double bedroom with a velux window and window to side. Carpeted flooring.



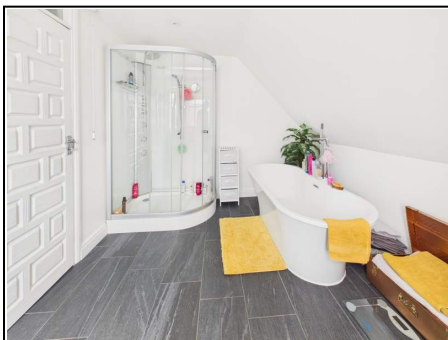
Bedroom 3

Bedroom 3 is another sizeable double bedroom with ample space for the bed and bedroom furniture. Window to front aspect and carpeted flooring.



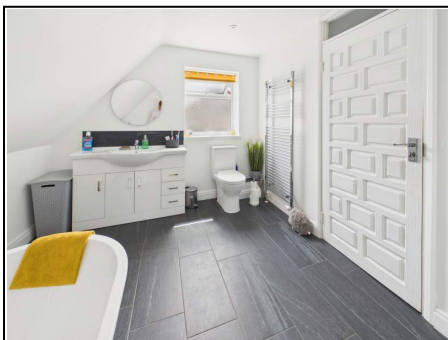
Bedroom 4

Bedroom 4 provides for another sizeable bedroom with may be further utilised as a home office or dressing room.



Family bath/shower room

A well presented modern bathroom with a bath, shower, WC and wash hand basin set in a vanity unit. Obscured window to side aspect and towel rail radiator.



Bathroom Second Angle

As depicted.



Paved Terrace/Rear Garden

As depicted.



Rear Garden

A excellent sized private rear garden mainly laid to lawn with well defined fence boundaries. Paved patio area.



Paved Terrace

Large paved seating/outdoor entertaining area overlooking the rear garden.



Garage

Spacious garage currently utilised as storage/home gym with power.

Agents Opinion

This is truly an exceptional family sized home that offers generous living space over 2 floors (with an enormous loft space if ever required) and a a very private and fabulously proportioned rear garden and outdoor terrace. The attractive property is within only a stones throw of Rhiwbina Village centre and all the wonderful amenities on offer. The property has been comprehensively upgraded and modernised in it's recent history and offers exceptional value for money in today's market. In addition to this Cae Delyn Park, Rhiwbina railway station and Rhiwbina primary school are all withing walking distance. Early viewings are strongly recommended.

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

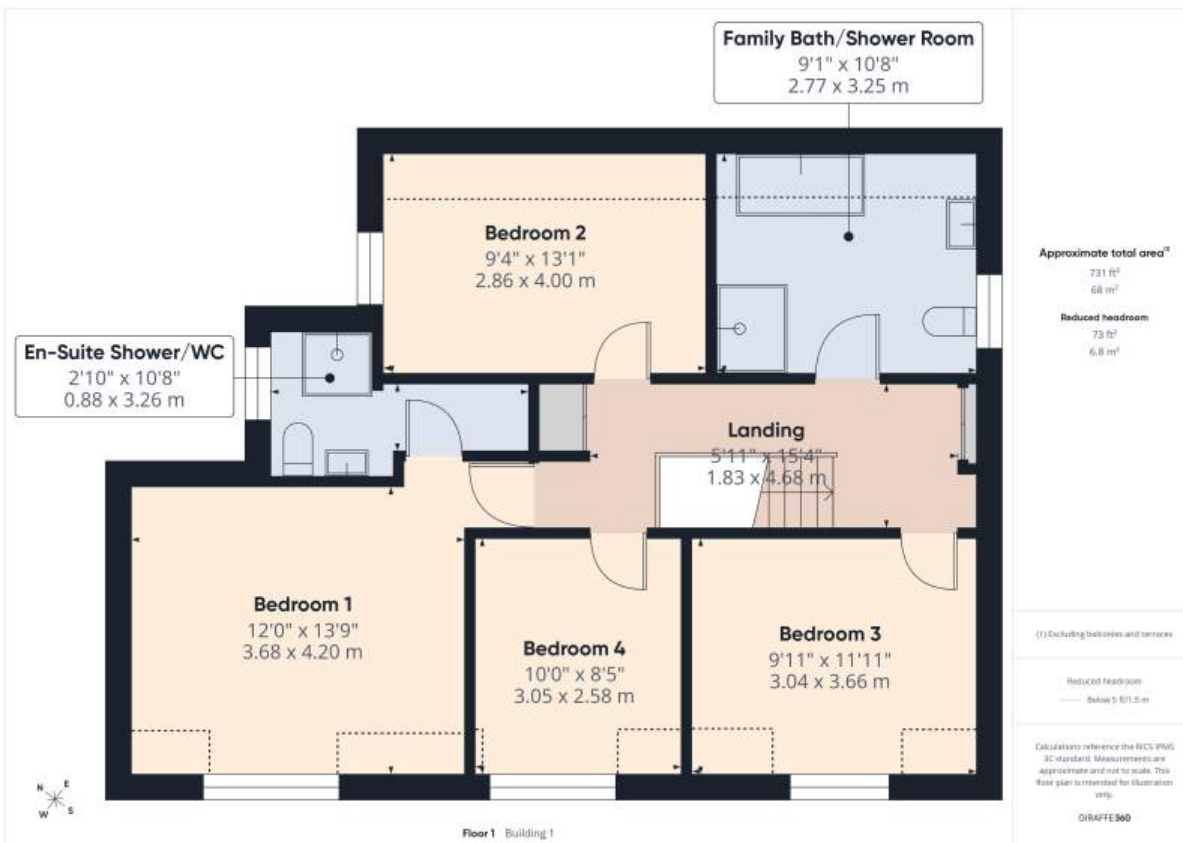
Tenure

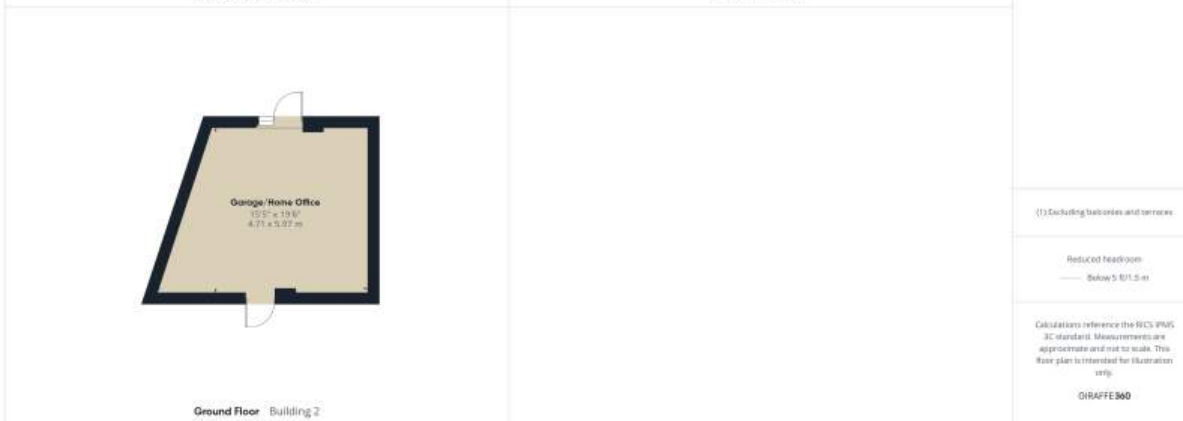
We are informed that the tenure is Freehold

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.