



Edwards & Co
property sales & lettings

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Heol Erwin
Rhiwbina
Cardiff
CF14

Guide Price £340,000



- Semi-detached 3 bedroom property
- Spacious reception rooms
- 2 double bedrooms + useful single bedroom
- Bathroom + separate w/c
- Ample driveway parking to front
- Large rear garden + garage
- Conveniently located to all local amenities
- First class Welsh and English school catchments
- NO UPWARD CHAIN!
- CALL TO VIEW TODAY!



Ref: PRA53893

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE OF £340,000 - Ideally located and much loved 3 bedroom semi-detached property in Rhiwbina
Edwards & Co are delighted to offer for sale this great renovation opportunity in a very sought after residential area. The property is set on a large plot with an abundance of space to extend subject to the necessary permissions and regulations. There is ample parking space, a large southerly facing garden, a garage and well proportioned double bedrooms and reception rooms. The property is ideally located, within walking distance to all amenities that Rhiwbina and Heol Llanishen Fach offer to include restaurants, shops and first class Welsh and English primary and secondary schools. Furthermore, the A470 leading to Cardiff city centre and the M4 is but a short distance away. **EARLY VIEWINGS ARE ADVISED.**



Driveway & Front Entrance

Driveway with mature shrubs and ample parking leading to garage. Access to rear garden.



Front Garden

As depicted.



Garage & Driveway

Useful car port with side entrance.



Hallway

Bright entrance hallway with carpeted flooring and stairs leading to first floor. Doors leading to reception rooms and kitchen. Useful understairs storage cupboard.



Hallway Second Angle

As depicted.



Front Reception Room

Spacious front reception room with sliding doors to living/dining room. Large window to front aspect.



Living/Dining Room

Another spacious reception room with door to hallway and sliding door to rear private garden.



Living Room

As depicted.



Kitchen

Kitchen with base and eye level units, plumbing for washing machine and a sink drainer unit. Door to side, large window to rear aspect.



Landing

Bright and open landing with window to side aspect and doors to bedrooms, wc and bathroom.



Bedroom 1

A very well proportioned main bedroom suite with fitted wardrobes and large window overlooking the rear aspect.



Bedroom 2

Bedroom 2 provides for another spacious double bedroom with fitted wardrobes and a large window to the rear aspect.



Bedroom 3

Bedroom 3 provides for a sizeable single bedroom which may be further utilised as a home office or a dressing room. Window to front aspect.



Bathroom

Bathroom with wash hand basin and obscured window to rear aspect. Part tiled.



WC

w/c with obscured window to side aspect.



Rear Garden

Sizeable rear southerly facing garden with access to garage, living/dining room and driveway. The garden is mainly laid to lawn with clearly defined boundaries and mature shrubbery.



Rear Garden Second Angle

As depicted.



Garage

Large garage with up and over door from driveway and door to rear garden. The garage has power supply and a window to the rear aspect.

Agents Opinion

This property is a great chance to renovate a much loved family home in your own image. The property benefits from a sizeable plot in a very sought after residential area. This is truly a great opportunity, early viewings are advised.

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

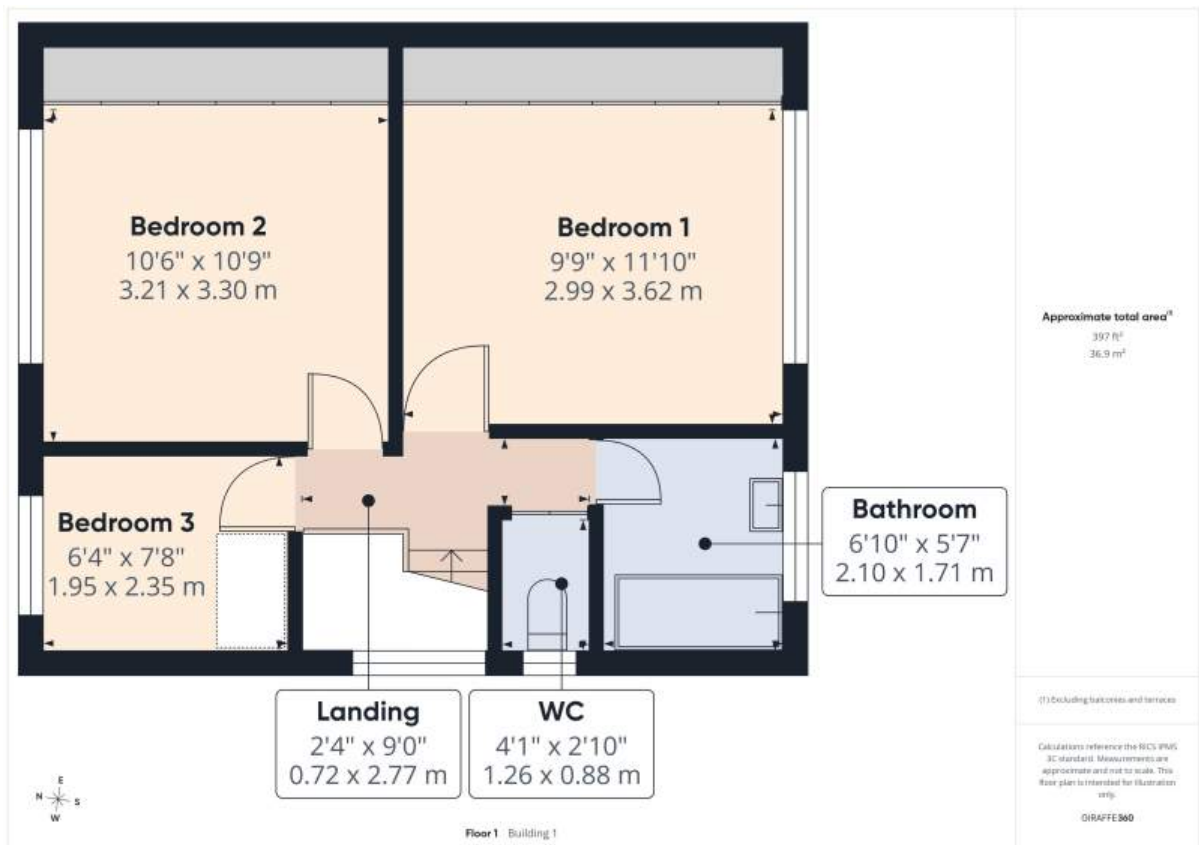
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E







Ground Floor Building 1

Approximate total area⁽¹⁾
830 ft²
77.1 m²

Reduced headroom
11 ft²
1.1 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS 9PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIAPFES60



Ground Floor Building 2

Approximate total area⁽¹⁾
133 ft²
12.4 m²

(1) Excluding balconies and terraces

Calculations reference the BCS 9PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIAPFES60

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.