



Edwards & Co
property sales & lettings

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**Porthamal Gardens
Cardiff
CF14**

Guide Price £505,000 to £525,000



- Well presented 4 bedroom semi-detached home
- Spacious open living/dining room
- Modern kitchen with patio doors to rear garden
- Well proportioned double bedroom on ground floor
- 2 further well proportioned double bedrooms + single bedroom
- Large first floor family bathroom
- Downstairs shower room/wc/utility room
- Large block paved driveway + front garden
- Within walking distance to Rhiwbina and all local amenities
- First class Welsh and English school catchments

Ref: PRA53896

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £505,000 to £525,000 Beautifully presented and extended 4 bedroom family sized home in Rhiwbina* Edwards and Co are delighted to offer for sale this well presented and much loved semi-detached property which is within walking distance to all the wonderful amenities Rhiwbina has to offer to and a first class catchment area for Welsh and English schools. The property offers spacious 2 storey accommodation with a open kitchen with a further 2 spacious reception room, 3 generously proportioned double bedrooms with one being on the ground floor and a further sizeable single bedroom. There is a rear garden and to the front aspect large block paved driveway with space for multiple vehicles . The A470 and M4 is a short distance away providing access to Cardiff city centre and beyond. **NOT TO BE MISSED.**



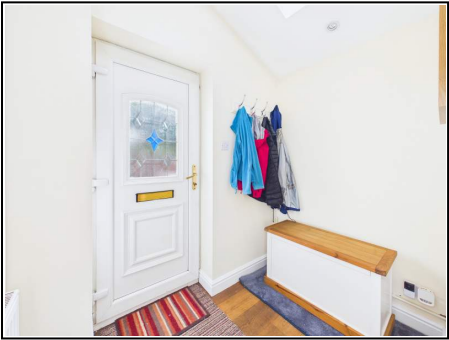
Driveway & Front Entrance

Block paved driveway for multiple vehicles. Clearly defined boundaries with brick walls and mature shrubbery.



Front Garden

Pleasant front garden laid to lawn.



Entrance Hallway

Bright and spacious entrance hallway with doors to inner hallway, storage cupboard and shower room/wc/utility room. Velux window.



Entrance hallway second angle

As depicted.



Hallway

Well presented hallway with doors to reception rooms and kitchen. Useful under stairs storage. Carpeted stairs leading to first floor accommodation.



Hallway Second Angle

As depicted.



Living/Dining Room

Spacious and well presented open living/dining room with 2 large windows to the front aspect. Chimney breast with feature fireplace and wooden mantle, parquet flooring.



Dining Room

As depicted.



Dining Room Second Angle

As depicted.



Kitchen

Ample base and eye level units with worktop space. 1 and a half bowl sink drainer unit, gas hob with extractor fan over. Integrated dishwasher.



Kitchen/Breakfast Area

As depicted with breakfast bar.



Kitchen Second Angle

Ample base and eye level units with double oven and worktop space.



Kitchen Third Angle

Modern, spacious and open kitchen with fully fitted kitchen. Patio doors opening to rear garden. Velux window and large window to rear aspect.



Bedroom 1

A very well proportioned main bedroom with 2 sets of Velux windows, patio doors to rear garden and door to shower room/wc/utility room. Carpeted flooring.



Shower Room/Utility/WC

Convenient downstairs shower room/wc/utility room. Comprising of shower cubicle, wash hand basin with mixer tap set in vanity unit, w/c and heated towel rail. Plumbing for washing machine and dryer, useful storage cupboard.



Landing

Bright and open landing with stained glass to side aspect. Carpeted flooring and doors to bedrooms and bathroom.



Bedroom 2

Another excellent size double bedroom this time with a large window overlooking the front aspect. Carpeted flooring and painted walls. Useful fitted wardrobes.



Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 provides for another large double bedroom with a large window to the front aspect. Carpeted flooring and painted walls.



Bedroom 3 Second Angle

As depicted.



Bedroom 4

Bedroom 4 provides for a sizeable single bedroom with a window to the rear aspect and carpeted flooring. The room may be further utilised as a home office or dressing room.



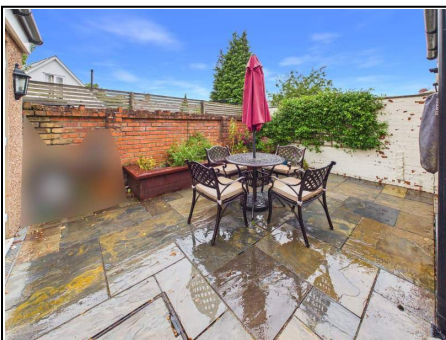
Bathroom

Modern family bathroom with 3 piece suite and shower over the bath. Fully tiled walls, windows with obscured glazing to rear aspect. Towel rail radiator.



Bathroom Second Angle

As depicted.



Paved Patio Area

Tiled and private rear patio area with flower beds, outside lighting and patio doors to bedroom 1 and kitchen.

Agents Opinion

This is a great opportunity to buy a beautiful family home with plenty of curb appeal in a great residential area. The property is in very close proximity to all local amenities that Rhiwbina has to offer and also benefits from a first class catchment area for both Welsh and English schools. **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

Mains Electric, Mains Drainage, Mains Water, Mains Gas

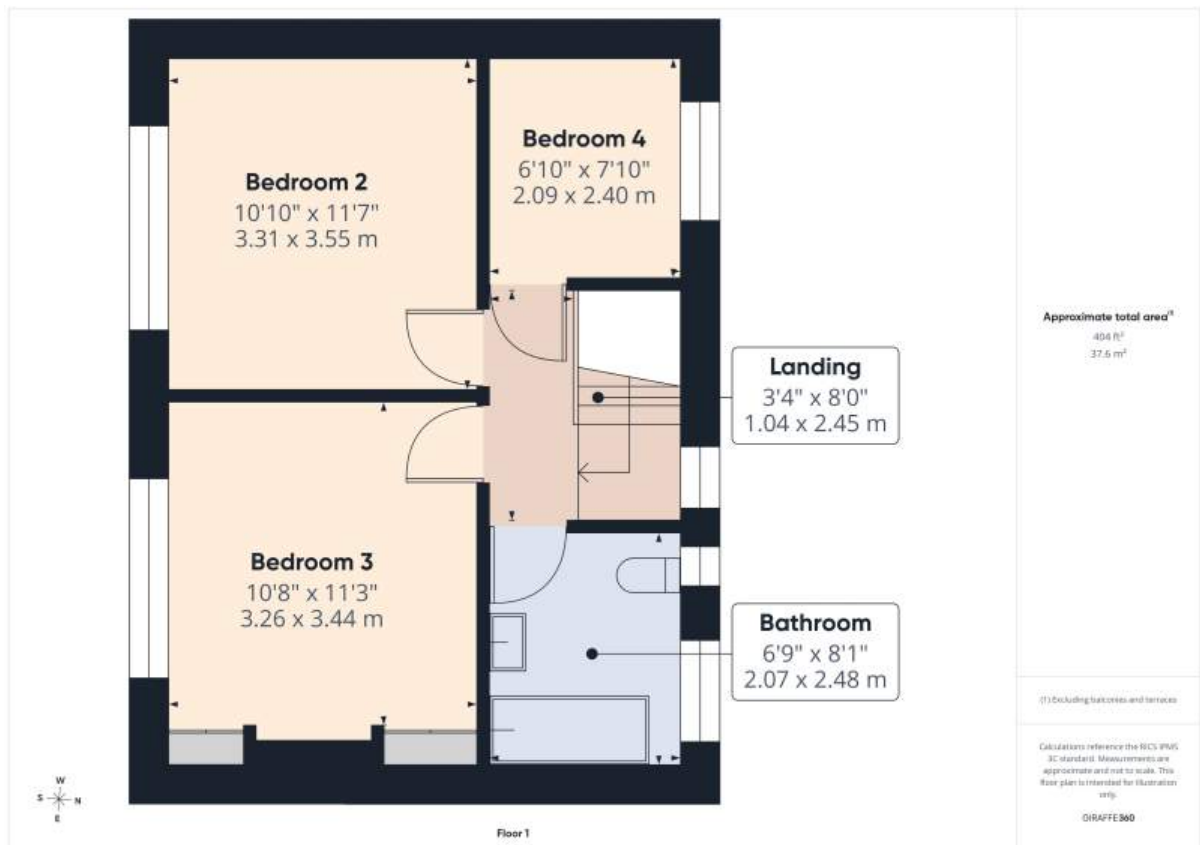
Tenure

We are informed that the tenure is Freehold

Council Tax

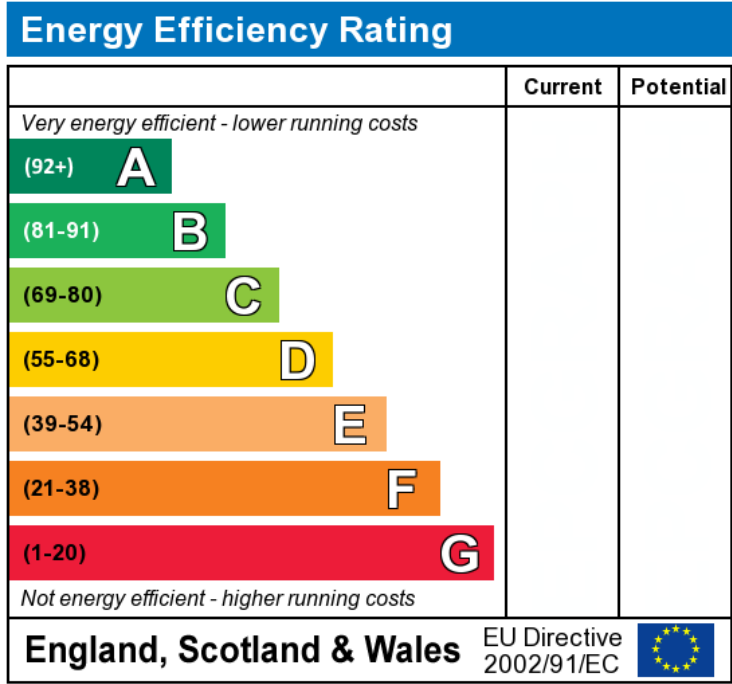
Band F







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.