



Edwards & Co
property sales & lettings

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Brynteg
Rhiwbina
Cardiff
CF14

Guide Price £765,000 to £785,000



- Superb and spacious 5 double bedroom detached home
- Excellent size dual aspect principal reception room
- Open-plan dining room through to family room
- Modern and spacious kitchen/breakfast room
- 5 well-proportioned double bedrooms
- Bedroom 1 with en-suite shower room
- Large family bath/shower room + g/floor w/c
- Ample driveway parking + integral garage
- Large rear garden with paved terrace and views
- First class Welsh and English school catchments



Ref: PRA53897

Viewing Instructions: Strictly By Appointment Only

General Description

Guide price £765,000 to £785,000 - Enviably located and very spacious 5 double bedroom family-sized home with fabulous gardens and magnificent views Edwards and Co are delighted to offer for sale this beautifully presented and much-loved family home in Rhiwbina. The property offers very well maintained, recently re-furbished and well-laid out two storey accommodation, measuring in excess of 1750 square feet, together with ample driveway parking, integral garage and excellent size gardens to the front and rear. This is one that simply must be viewed internally to be fully appreciated.



Driveway & Front Entrance

Ample driveway parking with drop-kerb crossover from roadway. Access to garage. Side access to rear and front garden. Covered entrance.



Driveway

As depicted.



Integral Garage

Integral garage with wooden doors to driveway and storage/utility space to rear. Power and light. Rear door to side access.



Front Garden

A mature front garden with planted borders and lawn. Steps to driveway.



Covered Entrance

Impressive covered and partially enclosed entrance way leading to entrance porch.



Entrance Porch

Spacious and light entrance porch leading to entrance hallway.



Entrance Hallway

Brightly decorated and welcoming entrance hallway with sanded and varnished wood-block flooring and carpeted staircase to first floor.



Principal Reception Room

A very well-proportioned and dual aspect principal living room with French doors opening to rear garden and paved terrace. Feature fireplace with open chimney. Bi-folding doors opening to dining room.



Principal Reception Room Second Angle

As depicted.



Principal Reception Room Third Angle

As depicted.



Dining Room

An excellent size dining room with modern decor and new carpet. Open archway to family room and door to hallway.



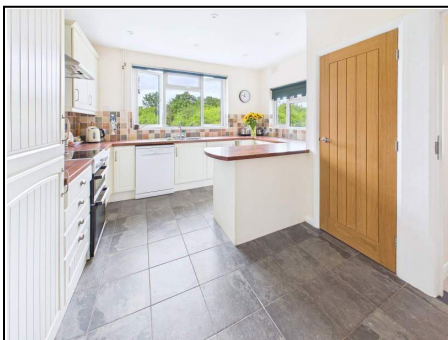
Dining Room Second Angle

As depicted.



Family Room

Another spacious reception room opening from the dining room with large windows overlooking the rear garden and to the fields and mountains beyond. Modern decor and new carpet.



Kitchen/breakfast room

A bright, modern and very well planned kitchen with breakfast area. Ample base, wall and tall units, cooker and extractor, integrated fridge/freezer and plumbed for dishwasher. Door to storage/larder and door to rear lobby and ground floor w/c. Windows overlooking the rear garden and views.



Kitchen Second Angle

As depicted.



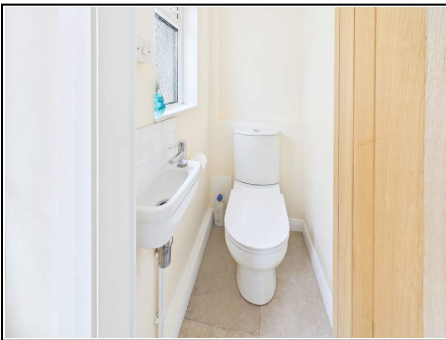
Kitchen Third Angle

As depicted.



Rear Lobby

Small hallway with door to rear garden and side access. Bi-folding door to w/c.



Ground Floor WC

Ground floor facility with modern w/c and wall hung wash hand basin. Window to side.



Staircase to first floor

Carpeted stairs leading to first floor with beautiful stained glass window to front aspect.



Additional Picture

Beautiful stained glass window to the front aspect.



First Floor Landing

Bright and spacious landing area providing access to all bedrooms and family bath/shower room. Window to front aspect and loft access hatch with drop-down ladder.



Bedroom 1 with En Suite Shower Room

An excellent size principal bedroom suite with modrn decor, new carpets and large window to front aspect. Ample space for wardrobes and bedroom furniture. Door off to en-suite shower room.



Bedroom 1 Second Angle

As depicted.



En Suite Shower Room to Bedroom 1

En-suite shower room with large walk-in shower with glazed doors and wash hand basin. Window with obscured glazing to side aspect, towel rail radiator.



Bedroom 2

A large double bedroom with modern decor and new carpets. Fitted wardrobes and window to rear aspect with views.



Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 is another excellent size double bedroom, again with modern decor and new carpets. Fitted wardrobes and window to rear aspect.



Bedroom 3 Second Angle

As depicted.



Bedroom 4

Bedroom 4 is another spacious double bedroom with modern decor, new carpets and window to rear. Ample space for wardrobes and bedroom furniture.



Bedroom 5

Bedroom 5 will also comfortably accommodate a double bed and furniture if required or would make a spacious home office/study if desired. Modern decor, new carpets and window to front aspect.



Family bath/shower room

A particularly spacious first floor family bathroom with large bath, quadrant shower cubicle, wash hand basin and w/c. Window to side aspect with obscured glazing.



Bathroom Second Angle

As depicted.



Rear Garden

The property benefits from having this very well-proportioned and very private rear garden laid predominantly to lawn with well-defined and mature planted borders. The garden is set over 2 levels and enjoys far reaching views across the adjacent fields and beyond.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Paved Terrace

A spacious paved outdoor seating/entertaining area overlooking the rear garden and enjoying the commanding views to the rear of the property.



Garden Storage Room

Brick-built storage sheds.



Views

Commanding views across the fields to the rear and up towards the Twmpath and mountains beyond.

Agents Opinion

This truly is a magnificent and extremely well-proportioned family-sized home in one of Rhiwbina's most desirable addresses. The current owners have sympathetically re-decorated and re-carpeted the property ready for the new owners to enjoy from day one. The property occupies an enviably sized plot with very private rear gardens and views to the fields and mountains beyond. NOT TO BE MISSED.

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 H





Ground Floor

Approximate total area⁽¹⁾

949 ft²
88.1 m²

Reduced headroom

10 ft²
1 m²

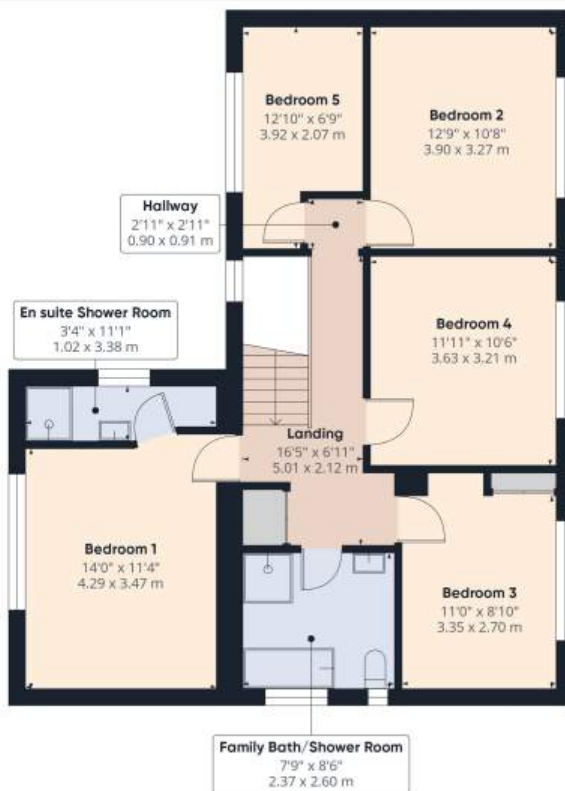
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

DRAFT#360



Floor 1

Approximate total area⁽¹⁾

818 ft²
75.8 m²

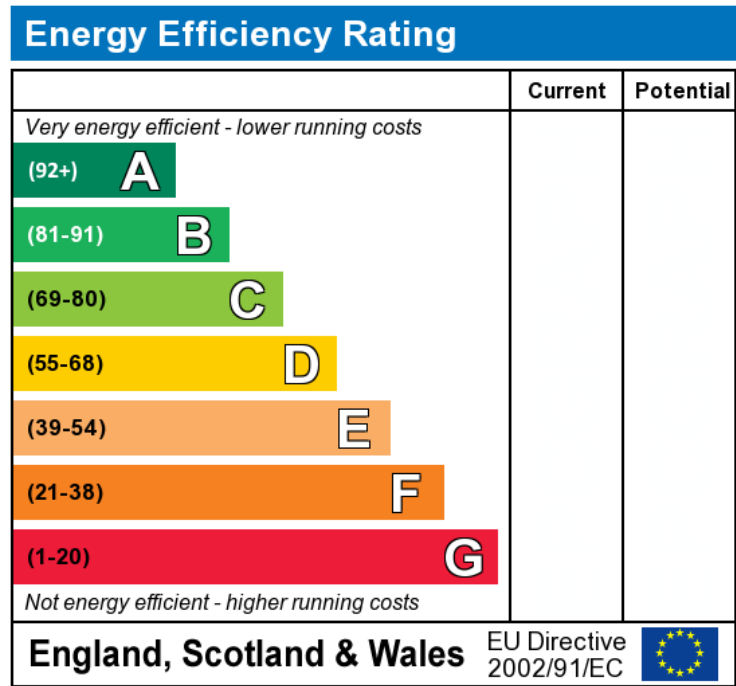
(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
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only.

DRAFT#360



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.