



Edwards & Co
property sales & lettings

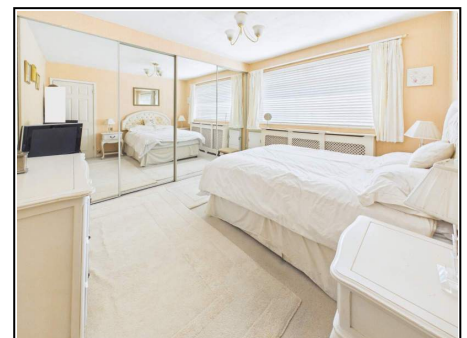
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Heol Y Coed
Rhiwbina
Cardiff
CF14

Guide Price £485,000 - £515,000



- Spacious 3 bedroom semi-detached property
- Great corner plot with extensive rear private garden
- Large living room + dining room/additional reception room
- 2 well proportioned double bedrooms + Sizeable single bedroom
- Family bathroom + ground floor w/c
- Driveway parking + garage
- Large garden + paved patio area
- Conveniently located to all local amenities in Rhiwbina
- First class Welsh and English school catchments
- NO UPWARD CHAIN



Ref: PRA53900

Viewing Instructions: Strictly By Appointment Only

General Description

*GUIDE PRICE £485,000 TO £515,000 * Well loved and enviably located 3 bedroom semi-detached property in Rhiwbina* Edwards & Co are delighted to offer for sale this well loved spacious family home in a sought after residential area. The property offers spacious living area with a large living room and additional dining room/reception room. There is also a large private garden to the rear and two large double bedrooms alongside a sizeable single bedroom. This is a great opportunity to modernise a great family home in close proximity to all local amenities that Rhiwbina provides alongside aa first class Welsh and English catchment area. The A470 and M4 is within a short travelling distance which brings you to the Cardiff city centre and beyond. NO ONWARD CHAIN!.



Front Garden

Front garden mainly laid to lawn with planted borders and mature shrubbery.



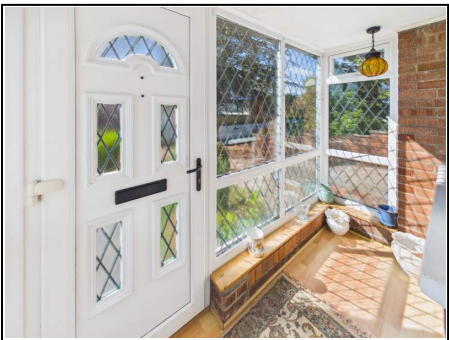
Garage & Driveway

Driveway leading to property with space for multiple vehicles. Up and over door for garage with power.



Entrance to property

Well maintained door leading to entrance porch. Side access to rear garden.



Entrance Porch

Useful entrance porch with door to entrance hallway.



Entrance Hallway

Bright and open entrance hallway with carpeted flooring and carpeted stairs to the first floor accommodation. The hallway is open to the living room and doors lead to the dining room, kitchen and w/c. Useful understairs storage.



Entrance hallway second angle

As depicted.



Living Room

Spacious living room with large window to front aspect and carpeted flooring. Chimney breast.



Living Area Second Angle

As depicted.



Dining Room

The dining room provides for another spacious room that may be utilised as a further reception room. There is a large window overlooking the rear aspect, carpeted flooring and a chimney breast.



Kitchen

Kitchen comprising of ample base and eye level units, double bowl sink unit with mixer tap. There is a useful pantry space and a large window overlooking rear aspect. Door to rear garden.



Kitchen Second Angle

As depicted.



WC

Convenient downstairs w/c with a obscured window to side aspect and wash hand basin.



First Floor Landing

Bright open landing with a large window to the front aspect. Doors lead to the bathroom and all bedrooms. Carpeted flooring. Loft access.



First Floor Landing Second Angle

As depicted.



Bedroom 1

Bedroom 1 provides for a generously proportioned double bedroom with a large window overlooking the rear garden and a set of fitted wardrobes. Carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Bedroom 2 is another spacious double bedroom with large fitted wardrobes and a large window to the front aspect. Also with carpeted flooring.



Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 provides for a sizeable single bedroom which may be utilised as a bedroom, home office or dressing room. There is a large window overlooking the rear aspect and carpeted flooring.



Bathroom

Bathroom comprising of wash hand basin, w/c and bath with shower over. Fully tiled walls with obscured window to side aspect.



Bathroom Second Angle

As depicted.



Rear Garden

An excellent size, and very private, rear garden, arranged over 2 tiers with well-defined fence boundaries and trees. Level one is mainly a paved patio area whereas the second area is a sizeable garden mainly laid to lawn.



Rear Garden Second Angle

As depicted.



Paved Patio Area

Paved patio area with steps leading to garden area. Doors lead to the garage and garden shed. Side access to the front of the property.

Agents Opinion

This property is a great opportunity to modernise a sizeable family home in a very sought after residential area set on a quiet corner plot. The property has an abundance of potential and is a great opportunity within close proximity to Rhiwbina. Additionally the property is sold with no onward chain. CALL TO VIEW TODAY.

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

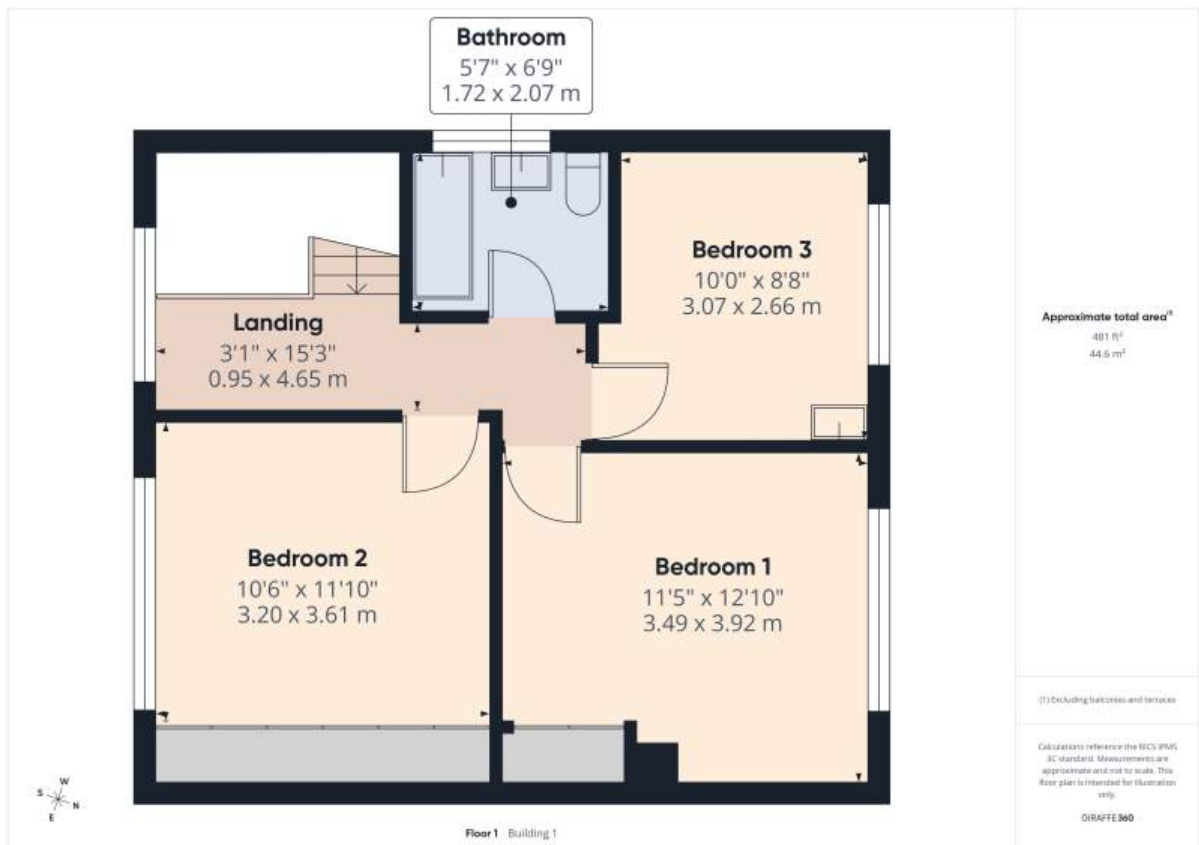
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1018 ft²
94.5 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



Ground Floor Building 2



Approximate total area⁽¹⁾
146 ft²
13.6 m²

(1) Excluding balconies and terraces

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

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.