Edwards & Co
property sales & lettings

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Kyle Crescent
Rhiwbina
Cardiff
CF14

Offers In The Region Of £450,000

- Enviably located and extended 3 bed family home
- Spacious Principal reception room
- Separate family room/dining room
- Extended kitchen
- 2 excellent size doubles + 1 single bedroom
- Family bath/shower room + ground floor wc
- Ample driveway parking + garage
- Fabulous rear garden with spacious patio areas
- First class Welsh and English school catchments
- EARLY VIEWINGS ADVISED!

Ref: PRA53910

Viewing Instructions: Strictly By Appointment Only

General Description

Extended and very-well presented 3 bedroom family-sized semi-detached home with fabulous rear gardens Edwards and Co are delighted to offer for sale this enviably located, double bay fronted red brick property in Kyle Crescent. Conveniently located equidistant between the Village centres of Rhiwbina and Whitchurch, and all their wonderful amenities, this really is one not to be missed. Call to view today.

Front & Entrance

A traditional and aesthetically pleasing double bay fronted home with original brick built boundaries and extensive block paved parking area. Covered entrance porch with original Bath-stone.

Driveway

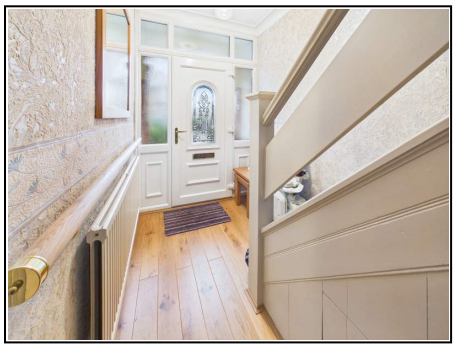
Parking to front and side of the property as depicted.

Driveway and Garage

As depicted leading to the detached garage and access gate to rear garden.

Covered Porch

Original Bath-stone covered entrance porch with tiled floor. Pvc door leading into entrance hallway.



Entrance Hallway

Entrance hallway with carpeted staircase leading to first floor (stair-lift in situ at present) Engineered wood flooring and papered walls. Door to under-stairs wc and doors to front and rear reception rooms.

Entrance hallway second angle

As depicted.

Ground Floor WC

Conveniently placed ground floor facility with wc, basin and window to side aspect with obscured glazing.

Principal Reception Room

A bright and spacious front reception room with bay window with replacement sash pvc windows, chimney breast with fireplace, bright decor and carpeted flooring.

Family room/dining room

To the rear of the property is the well-proportioned and extended second reception room with ample space for a dining table and lounge suite. Modern decor, wood flooring and feature fireplace in chimney breast. French doors to terrace and rear garden, door to kitchen.

Family Room

As depicted.

Dining Room

As depicted.

Kitchen

A generously proportioned and extended galley-style kitchen with ample base and wall storage units, gas hob, oven and grill, sink and drainer and plumbed for laundry appliances and dishwasher. Door to rear garden and terrace and window to side aspect.

Kitchen Second Angle

As depicted.

First Floor Landing

As depicted with doors off to all bedrooms and bathroom. Access hatch to loft and window to side aspect with obscured glazing.

Bedroom 1

An excellent size and very well presented main double bedroom with fitted wardrobes to one wall. Wood laminate flooring and bay window with replacement sash windows to front aspect.

Bedroom 1 Second Angle

As depicted.

Bedroom 2

Bedroom 2 is another excellent size double bedroom this time with the window overlooking the rear aspect. Brightly decorated and wood laminate flooring. Fitted wardrobes to alcoves.

Bedroom 3

Bedroom 3 is an ample size single bedroom with replacement sash pvc window to front aspect. Bright decor, carpeted flooring.

Bath/Shower Room

The first floor family bath/shower room comprises of a panelled bath, separate shower cubicle, a wc and pedestal wash and basin. Window with obscured glazing to rear aspect.

Rear Garden

A beautifully kept and generously proportioned rear garden with a large level lawn area, paved seating areas and side vegetable patch/flower border. Well defined brick and fence boundaries and mature hedgerow to rear.

Rear Garden Second Angle

As depicted.

Rear Garden Third Angle

As depicted.

Paved Terrace

A private and enclosed block-paved outdoor seating/entertaining area looking out towards the rear garden.

Patio Sitting Area

An additional paved seating area to the far end of the garden.

Garage

Red brick single detached garage with up and over door to the driveway and side access door to garden.

Agents Opinion

Having personally grown up on Kyle Crescent, I can say that this has to be one of the most conveniently located addresses in the area. The area is blessed with wonderful schools, all within a short walk or drive away and access to the City centre along the Manor Way is literally at the far end of the street. The Crescent has always been one of the most desirable addresses in the area, for many reasons, and the the size and aesthetic of these fabulous family sized homes is certainly one of the main reasons why. This is a very well-maintained and presented example and is ready for the new owners to love it as much as the previous have done for over 50 years. 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

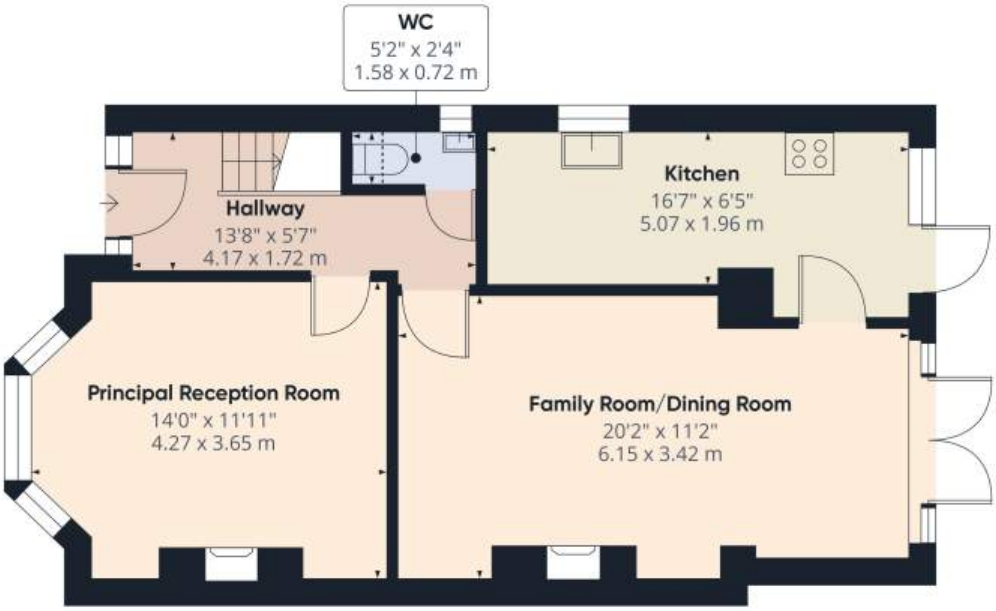
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Approximate total area(1)
554 ft²
51.4 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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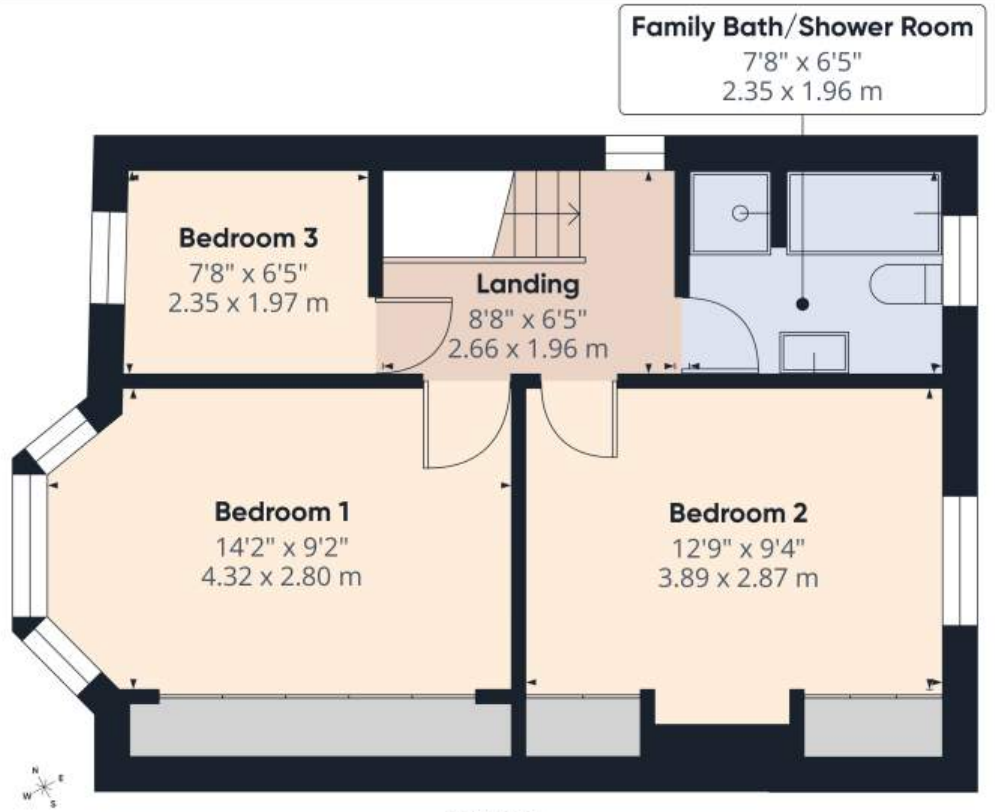
Ground Floor Building 1



Approximate total area(1)
435 ft²
40.3 m²

(1) Excluding balconies and terraces

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

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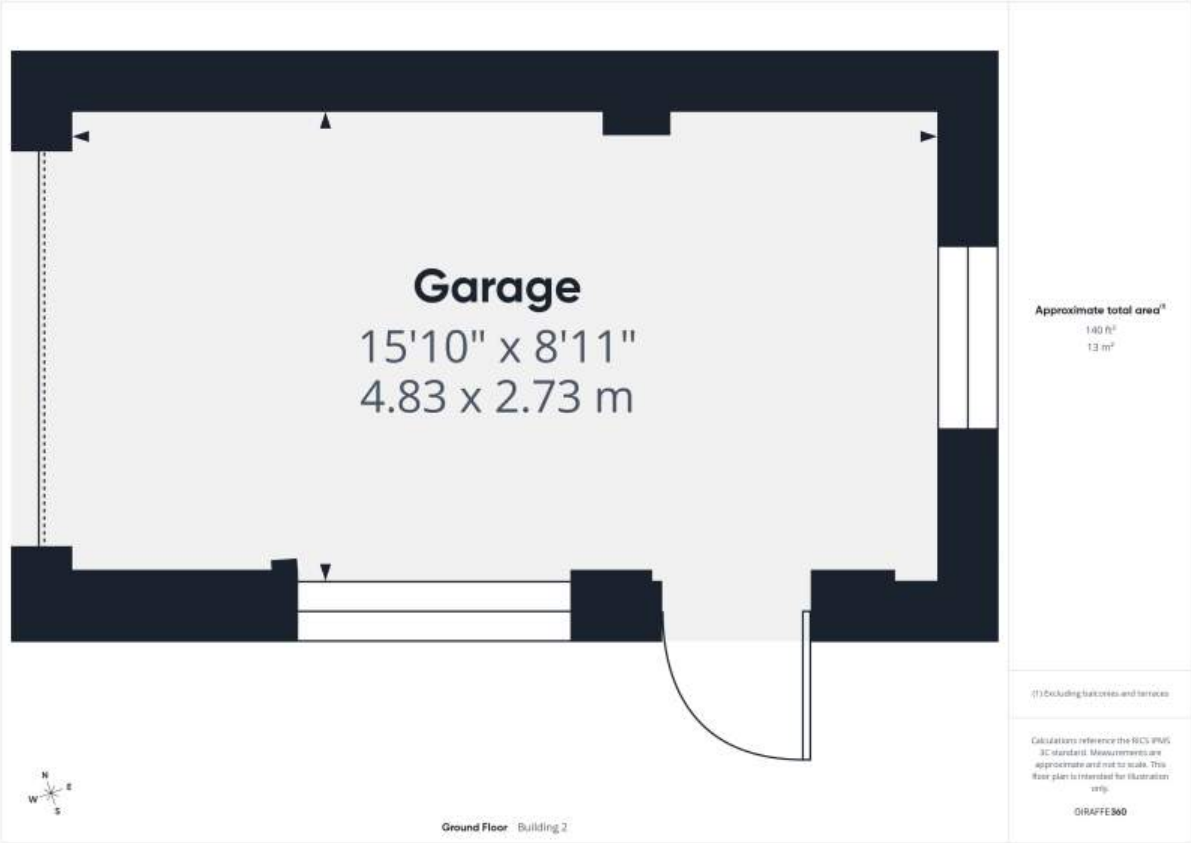
Floor 1 Building 1



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.