



Edwards & Co
property sales & lettings

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Coed Y Wenallt
Rhiwbina
Cardiff
CF14

Guide Price £625,000-£640,000



- Beautifully presented 5 bedroom detached family home
- Spacious living room + large sun room
- Modern open-plan kitchen and dining room + utility room
- Bedroom 1 with en-suite and fitted wardrobes
- 4 well-proportioned bedrooms
- Family bathroom + ground floor w/c
- Driveway for multiple vehicles + integral garage
- Landscaped rear garden with decked sitting areas
- First Class catchment for Welsh and English schools
- CALL TO VIEW TODAY!

Ref: PRA53911

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £625,000 TO £640,000 A spacious and beautifully presented 5 bedroom detached property in Rhiwbina* Edwards & Co are delighted to offer for sale this sizeable and well presented family home a short drive away from Rhiwbina and all the local wonderful amenities on offer. The property is situated in a sought after residential area and benefits from 5 well-proportioned bedrooms, ample living space with 2 reception rooms and a modern fully fitted kitchen/diner. Further benefits include a large and very private rear garden, integral garage, downstairs w/c and a convenient utility room. Furthermore, the property is within close proximity to the A470 leading to the city centre and beyond to the M4. Additionally, there is a first class catchment area for both Welsh and English primary and secondary school. NOT TO BE MISSED.



Driveway & Front Entrance

Tarmacadam driveway leading to property, up and over door accessing garage. Front garden mainly laid to lawn with access to side garden.



Hallway

Bright and welcoming entrance hallway with herringbone style flooring and carpeted staircase to first floor. Doors off to ground floor rooms and w/c.



Hallway Second Angle

As depicted.



WC

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



Living Room

Spacious and well-presented main living room with large window and plantation shutters overlooking the front aspect. Feature gas fire, carpeted flooring.



Kitchen

Modern, spacious and open-plan kitchen and dining room with upgraded, fully fitted kitchen and dining space.



Kitchen Second Angle

Upgraded kitchen units, rangemaster with extractor above, 1 and a half bowl sink and drainer unit with quooker tap, integrated dishwasher and fridge freezer.



Kitchen Third Angle

Windows overlooking rear aspect and doors to sun room and utility room.



Dining Room

Sizeable space for large dining table and chairs.



Dining Room Second Angle

As depicted.



Sun Room

Spacious sun room with ample space for a sitting area and dining space. Patio doors to side patio and rear garden.



Sun Room

As depicted.



Conservatory Dining Room

As depicted.



Utility Room

Convenient downstairs utility room with ample base units and worktop space. Single bowl sink drainer unit with mixer tap, integrated microwave. Door to rear garden and window to side. Door leading to garage.

Garage

The integrated garage has can be accessed by a up and over door from the driveway. There is ample space to be utilised as a home gym, office or workshop. Additionally it may be developed as a further reception room.



Landing

Bright and open carpeted landing with doors leading to all bedrooms and the bathroom. Loft access hatch. Useful storage cupboard.



Landing

As depicted.



Bedroom 1

A very well proportioned and beautifully presented main bedroom suite with fitted wardrobes, a large window to the front aspect and en-suite shower/wc.



En Suite Shower Room to Bedroom 1

Modern en-suite facility with shower, w/c and wash hand basin. Part tiled and a obscured window to the side aspect.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden and with views across the surrounding area. Carpeted flooring and painted walls.



Bedroom 3

Bedroom 3 is another well-proportioned double bedroom with ample space for the bed and bedroom furniture. Window to front aspect. Carpeted flooring and painted walls.



Bedroom 3 Second Angle

As depicted.



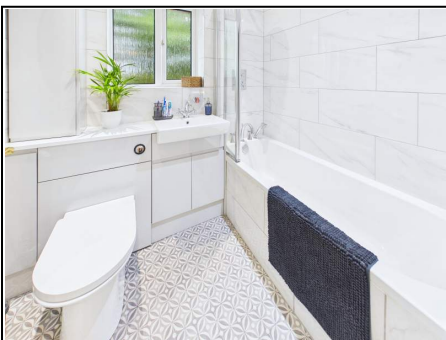
Bedroom 4

Bedroom 4 is a sizeable 3/4 size double bedroom with ample space for the bed and bedroom furniture. Window to rear aspect. Carpeted flooring and painted walls.



Bedroom 5

Bedroom 5 is a sizeable single bedroom with a window to the front aspect. The bedroom is currently utilised as a home office.



Bathroom

Modern family bathroom with white 3 piece suite and shower over the bath. Part tiled walls and tiled flooring. Window with obscured glazing to rear aspect.



Bathroom Second Angle

As depicted.



Rear Garden

An excellent size, and very private, rear garden with well-defined fence boundaries. The garden is laid to lawn with artificial grass. There is a decked seating area to the side and a further sitting area with a new and well presented Pagola in the corner.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.

Side Patio

From the conservatory there is a further paved side patio with a gate to the front aspect and access to the rear garden.

Agents Opinion

This is a exceptionally well presented property in a sought after residential area. The property is a great example of a family home with ample reception space, a modern kitchen/diner, large rear garden and 5 well-proportioned bedroom. There is the further benefits of a integral garage and convenient downstairs w/c and utility room. Early viewings are advised for this beautiful property.

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

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



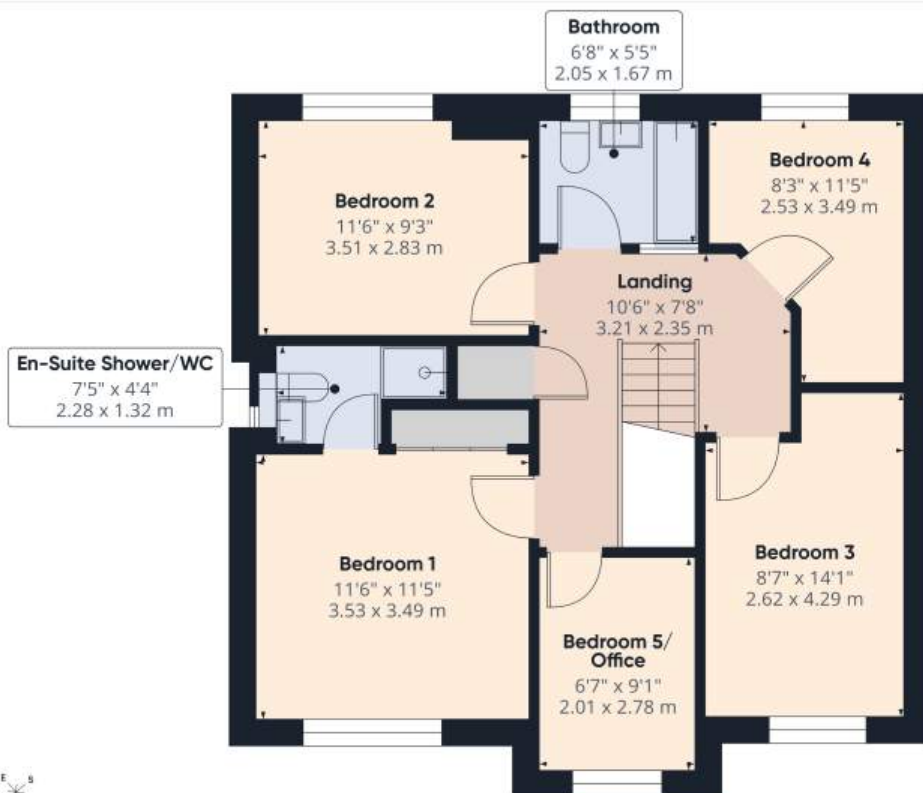


Approximate total area⁽¹⁾
925 ft²
86 m²

(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



Approximate total area⁽¹⁾
653 ft²
60.6 m²

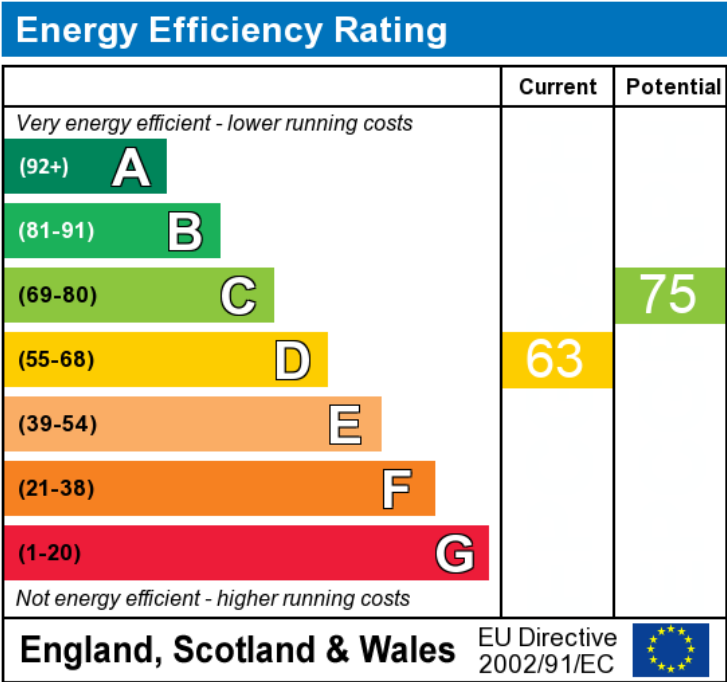
(1) Excluding balconies and terraces

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