



Edwards & Co
property sales & lettings

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Heol Tyn Y Coed
Rhiwbina
Cardiff
CF14

Guide Price £500,000 - £525,000



- Enviably located and beautifully presented detached bungalow
- 2 excellent size double bedrooms
- Spacious principal reception room
- Stylish kitchen/breakfast room
- Impressive bathroom with separate walk in shower
- Very well-maintained and decorated throughout
- Ample driveway parking and detached garage
- Private and enclosed rear garden with lawn and large terrace
- Walking distance to all local amenities in Rhiwbina
- Scope to extend to rear and loft if desired STPP



Ref: PRA53914

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £500,000 - £525,000 – Having undergone a comprehensive recent refurbishment, including a full rewire and the installation of UPVC doors, windows and fascias, this particularly spacious two double bedroom detached bungalow is presented to an exceptional standard throughout and occupies a generous plot in the highly sought-after area of Rhiwbina. Offered for sale with no onward chain.

Edwards and Co are delighted to offer for sale this fabulous property, ideally positioned within a short distance of both Rhiwbina Village and Llanishen Fach, providing easy access to a range of local amenities and facilities.

The beautifully presented accommodation comprises two excellent-sized double bedrooms, a spacious principal reception room, a stylish kitchen/breakfast room and a superb bathroom with a separate wet-area shower.

Externally, the property offers kerb appeal, ample driveway parking and a detached garage, together with a beautiful south-westerly facing rear garden and sizeable paved terrace – perfect for outdoor entertaining and enjoying the afternoon and evening sun.

Further benefits include a recently installed fuse board and an upgraded external coal store, providing useful additional storage space.

A superb detached bungalow offering generous accommodation, extensive recent refurbishment, excellent outdoor space and an enviable location. Certainly one not to be missed!



Driveway and entrance

Extensive and deep fronted tarmacadam base driveway with additional 'gated' driveway to side of the property leading to the detached garage and access to the garden. Well defined brick wall boundaries.



Front Entrance

White pvc front door leading into the entrance hallway.



Detached Garage

Brick built detached garage with power, light and up-and-over garage door. Side door to garden.



Entrance Hallway

A bright, beautifully decorated and very welcoming entrance hallway with modern wooden doors leading off to all rooms.



Entrance hallway second angle

Leading to the rear reception room and kitchen/breakfast room.



Bedroom 1

A very well-proportioned double bedroom with large window overlooking the front aspect. Modern decor and carpeted flooring.



Bedroom 2

Bedroom 2 is another very spacious double bedroom/additional reception room, again with modern decor, carpeted flooring and large window overlooking the front aspect.



Bedroom 2 Second Angle

As depicted.



Principal Reception Room

A very spacious and beautifully decorated main living room with ample space for lounge suites and a dining table if desired. Feature fireplace with side alcoves. French doors with side glazing open onto the the rear terrace and rear garden.



Principal Reception Room Second Angle

As depicted.



Kitchen/breakfast room

A superb and stylish fully fitted kitchen with an array of floor and wall units and black granite work tops. Range style cooker and Belfast sink. Integrated appliances. Ample space for central breakfast/dining table. Door and window opening/overlooking the rear garden.



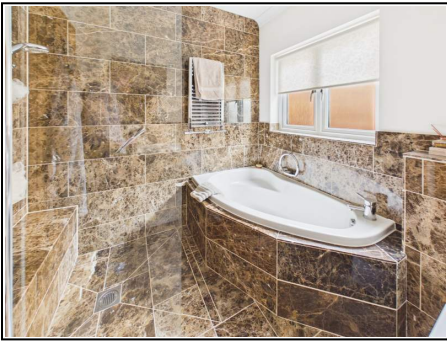
Kitchen Second Angle

As depicted.



Bath/Shower Room

An opulent and beautifully appointed bathroom with corner bath, back to wall w/c and vanity wash hand basin. There is also the addition of an easy access 'wet area' shower. Window with obscured glazing to side aspect.



Bathroom Second Angle

As depicted with glazed shower screen and tiled shower 'seat'. Towel rail radiator.



Rear Garden

An amazingly proportioned rear garden that enjoys a south-westerly aspect. Laid mainly to lawn with mature planted borders and well defined boundaries.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Paved Terrace

A sizeable paved outdoor seating/entertaining space overlooking the rear garden. Ample space to extend the property outwards if desired subject to the necessary permissions.

Agents Opinion

This is an absolute delight of a property and is enviably located close to all the wonderful amenities that Rhiwbina has to offer. The property is in 'turn-key' condition and will appeal equally to those looking for the perfect down-sizer or for

those looking at a property that is simply ripe for extending to the rear and into the loft if desired. Call to view today, you will not be disappointed.

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

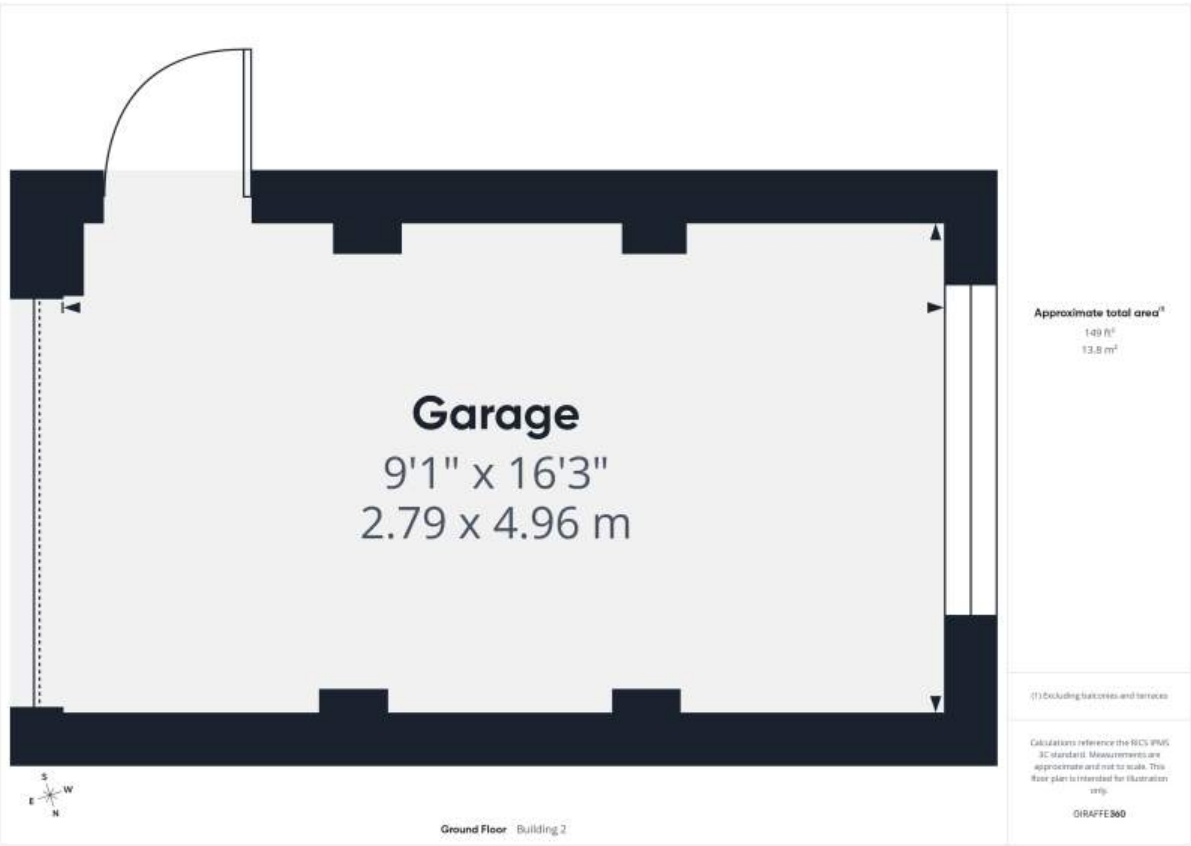
Tenure

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.

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.