



Edwards & Co
property sales & lettings

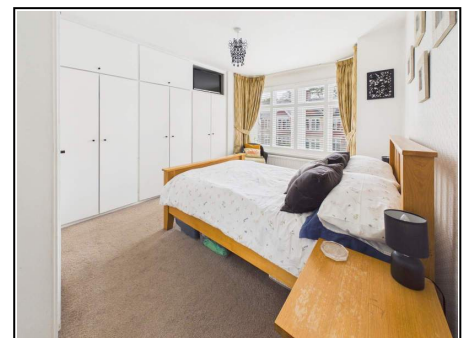
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Cae Mawr Road
Rhiwbina
Cardiff
CF14

O.I.R.O £570,000



- Superb and extended 4 bedroom semi-detached property
- 2 spacious reception rooms + well presented kitchen
- 3 generously proportioned double bedrooms + sizeable single
- Ground floor and second floor w/c + modern first floor bathroom
- Beautifully presented retaining many original features
- Extensive rear garden with patio area
- Driveway for multiple vehicles + garage
- Conveniently located to all local amenities in Rhiwbina
- First Class catchment for Welsh and English schools
- NOT TO BE MISSED!



Ref: PRA53919

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERS IN THE REGION OF £570,000 - A beautifully presented 4 bedroom semi-detached family home Edwards & Co are delighted to offer for sale this lovely property retaining original features and ideally located in the heart of Rhiwbina. The property offers sizeable living space with a large living room and dining room which may be utilised as a further reception room. There are 3 very generously proportioned double bedrooms and a sizeable single bedroom which may be utilised as a home office or dressing room if desired. In addition to this there is a extensive and very private rear garden, a sizeable driveway and a garage. The property is within walking distance of all the wonderful local amenities Rhiwbina has to offer which include the railway stations, shops, bars and more. Furthermore there is a first class Welsh and English primary and secondary school catchment, and the A470 leading into Cardiff city central and beyond to the M4 is but a short distance away. NOT TO BE MISSED.



Driveway & Front Garden

A well presented property with plenty of curb appeal and parking for multiple vehicles. Front garden mainly laid to lawn with mature shrubbery. Driveway leading to rear garage and access to private rear garden. Well maintained front door leading to entrance hallway, outside light and storm porch.



Hallway

Bright entrance hallway with window to the front aspect. Beautiful tiled floor, doors living room, kitchen and downstairs w/c. Stairs with carpet holders leading to first floor accommodation.



Hallway Second Angle

As depicted.



Living Room

Spacious and beautifully presented living room with large window and plantation shutters overlooking the front aspect. Chimney breast, fitted cupboard and alcove shelving. Wonderful parquet wood flooring. Door leading to dining room.



Living Room Second Angle

As depicted.



Dining Room

Well presented dining room/ secondary reception room. This bright room is open to the kitchen with a door to the living room and patio doors open to the rear garden.



Dining Room Second Angle

Feature fireplace with log burner, well maintained parquet flooring and windows to the rear aspect providing for ample natural light.



Dining Room/Second Reception Room

As depicted.



Kitchen

Well presented kitchen with tiled flooring, windows to side aspects and rear aspect. Door to patio area and rear garden. Door to hallway and open to the dining room.



Kitchen Second Angle

Well maintained base units with ample worktop space, gas hob with extractor over, 1 and a half bowl sink drainer unit with mixer tap and splashbacks. Integrated double oven and eye level units.



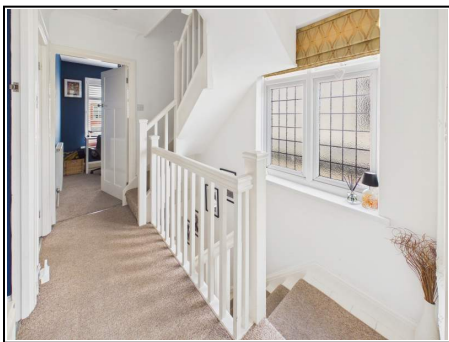
Kitchen Third Angle

As depicted.



WC

Convenient ground floor facility.



First Floor Landing

Bright first floor landing with obscured window to side and doors to bedroom and bathroom. Carpeted stairs leading to the second floor bedroom.



First Floor Landing Second Angle

As depicted.



Bedroom 2

A sizeable double bedroom with plentiful fitted wardrobes, large box bay window to front aspect with plantation shutters and curtains.



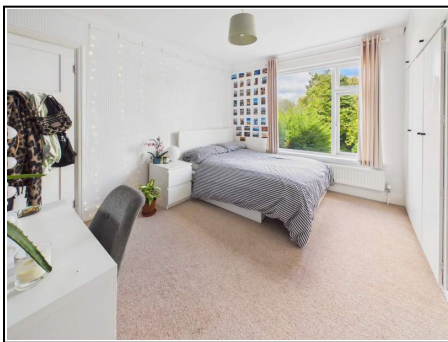
Bedroom 2 Second Angle

As depicted.



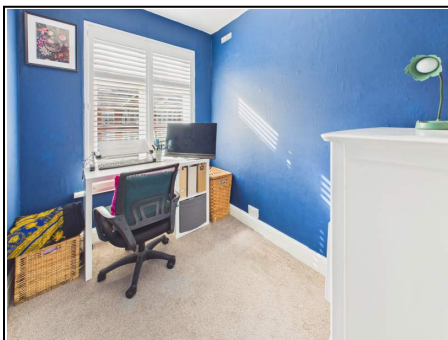
Bedroom 3

Bedroom 3 provides for a further sizeable double bedroom with fitted wardrobes and a large window to the rear aspect.



Bedroom 3 Second Angle

As depicted.



Bedroom 4

Bedroom 4 provides for good-sized single bedroom which may be further utilised as a dressing room or home office. Large window to front aspect and plantation shutters.



Bathroom

Modern bathroom with w/c, wash hand basin and bath with shower over and glass screen. Fully tiled and a obscured window to the rear aspect.



Second Floor Landing

Second floor landing with door to further w/c and bedroom 1.



Bedroom 1

A very spacious double bedroom on the second floor with access to under eaves storage. Velux windows providing for ample light.



WC 2

Convenient w/c on second floor landing. Velux window, wash hand basin with mixer tap and splashbacks.



Rear Garden

The property benefits from a sizeable rear garden which is mainly laid to lawn with mature shrubbery and clearly defined fenced boundaries.



Rear Garden 2

The garden is very private and very extensive with ample space for a further seating area and play area. Access to driveway.



Rear Garden 3

As depicted.



Rear Garden 4

As depicted.



Garage

As depicted.



Patio Sitting Area

Paved patio area accessed from dining room and kitchen with ample space for seating area. Outside light.

Agents Opinion

A truly beautiful property retaining many original features with a modern touch. This is truly a very well maintained and well presented 4 bedroom property in a very sought after area in the heart of Rhiwbina. There is the benefit of a large

driveway, a garage and a sizeable and extensive garden to the rear which is very private. Call us on 02920 616 200 today to book in a viewing.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

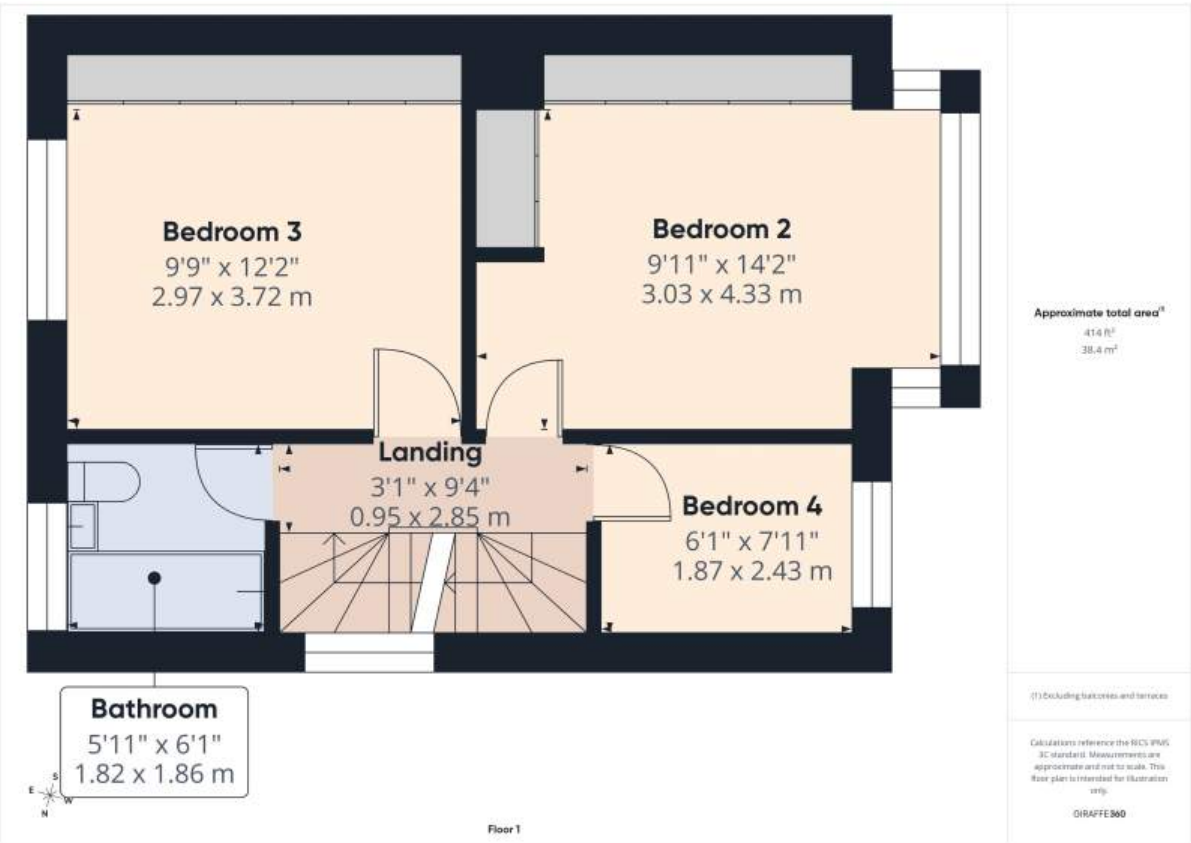
Mains Electric, Mains Drainage, Mains Water, Mains Gas

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
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
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.