



Edwards & Co
property sales & lettings

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Heol Y Deri
Rhiwbina
Cardiff
CF14

Guide price £450,000



- Superb 3 bedroom semi-detached Rhiwbina Garden Village family home
- 2 excellent size reception rooms
- Spacious fitted kitchen
- 2 very well-proportioned double and 1 single bedroom to first floor
- First floor bathroom and additional ground floor cloaks/wc
- Beautifully tended front and westerly facing rear gardens + patio terrace
- Detached wooden garage + parking + garden shed
- Mix of original wood and replacement uPVC windows + central heating
- Rhiwbina PS, Whitchurch HS and Ysgol y Wern catchment
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53545

Viewing Instructions: Strictly By Appointment Only

General Description

Delightful and pristinely presented, 3 bedroom, 2 reception room, Grade II listed 'Garden Village' family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this fantastically well-maintained and much-loved semi-detached property in one of Cardiff's most sought after locations. The property further benefits from having excellent size front and rear gardens, detached garage/workshop and parking to the rear. MUST BE VIEWED



Front Garden & Entrance

Metal gate, mature hedgerow and planted borders and boundaries, concrete paved pathway to front door and side access. Outside light, gate to side access. Upvc entrance door. Garden laid mainly to lawn.



Entrance Hallway

Spacious and inviting entrance hallway. Carpeted floors and stairs to first floor. Doors off to both reception rooms, kitchen and cloaks/wc. Well decorated walls and ceiling, pendant light fitting, radiator.



Ground Floor WC

Sizeable ground floor cloakroom with wc and pedestal wash hand basin, window to front, recessed area ideal for shower room if desired. Brightly decorated walls and ceiling, tiled floor. Pendant light fitting.



Second Reception Room

An inviting and spacious front reception room/dining room. Brightly decorated, carpeted floor, original wooden window to front aspect, picture rail, radiator and pendant light fitting. We believe the original fireplace has been boarded over and could easily be reinstated if required.



Principal Reception Room

A very sizeable main reception room with uPVC windows opening out on to the rear garden and patio terrace. Brightly decorated, carpeted floor, picture rail, fireplace with electric fire, radiator. The room is currently illuminated by standard lamps and table lamps.



Kitchen

A very functional and spacious fitted kitchen with space for breakfast table if desired. A generous range of wooden floor and wall units, plumbed for washing machine, space for fridge freezer. Brightly decorated, tiled floor. 4 burner gas hob with extractor above, 1 1/2 bowl sink and drainer with mixer tap. Upvc window overlooking the rear garden. Armstrong-style suspended ceiling with inset spotlights. Upvc double glazed door to side access.



First Floor Landing

Carpeted stairs to first floor, wooden handrail and balustrade, bright decor, pendant light fitting and window overlooking the front aspect. Doors off to all bedrooms and bathroom.



Bedroom 1

Large master bedroom with fitted mirror wardrobes. Brightly decorated, carpeted floor, 2 pendant light fittings and radiator. Large uPVC window overlooking rear garden. Vanity wall unit with wash hand basin and tap.



Bedroom 2

Another excellent size double bedroom with light decor, carpeted floor and pendant light fitting with pull cord switch over bed. Window to front aspect. Wash hand basin and tap. We believe the original fireplace has been boarded over.



Bedroom 3

A very decent size single bedroom with upVC window overlooking the rear garden. Brightly decorated with carpeted floor, radiator and wash hand basin. Pendant light fitting.



Bathroom

Fully tiled bathroom with white 2 piece suite comprising of panelled bath with electric shower over and wc. Upvc window to rear. Vinyl floor and light fitting.



Rear Garden

A very generously proportioned, private and enclosed, westerly facing rear garden laid mainly to lawn with mature hedgerow and planted borders and boundaries. Concrete paved path to rear and side access gates and towards the detached garage.



Patio/terrace

A private, paved outside entertaining space laid to concrete paviours.



Side Access

A paved utility area with access to front garden and into the kitchen via the uPVC access door. Garden shed to remain.



Garage

An excellent size wood built detached garage with pitched slate tiled roof and triple concertina access doors. Power and light, concrete base. Extra parking space off the garage onto the rear lane. An invaluable asset to this wonderful Rhiwbina home.

Agents Opinion

With it's ease of access to The Village and all the wonderful local amenities Rhiwbina has to offer, this much loved family sized home oozes charm and style. The property simply has to be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

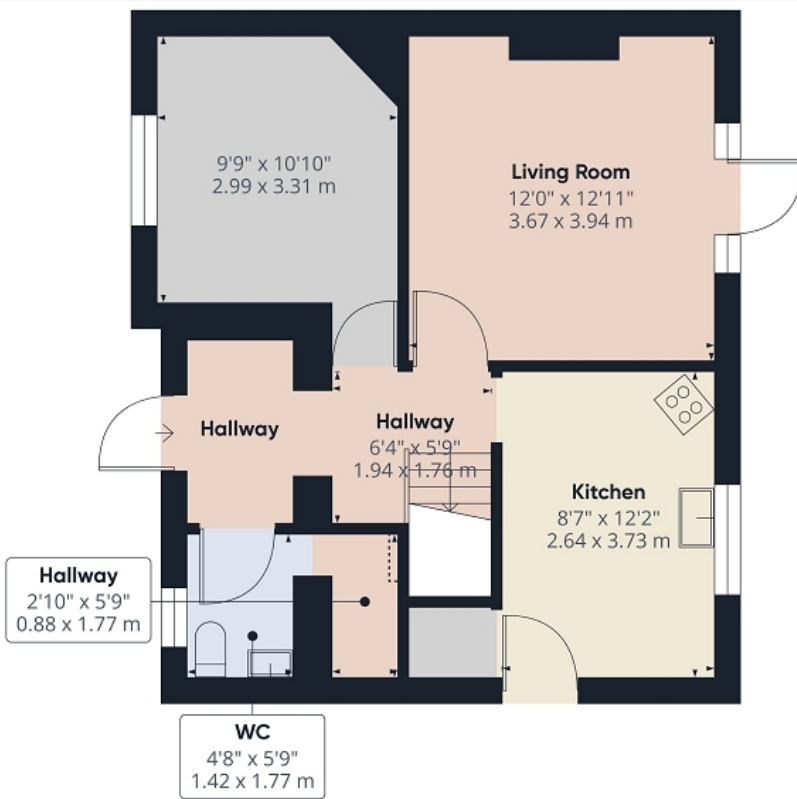
EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor Building 1

Approximate total area⁽¹⁾

510.22 ft²
47.4 m²

Reduced headroom

0.82 ft²
0.08 m²

(1) Excluding balconies and terraces

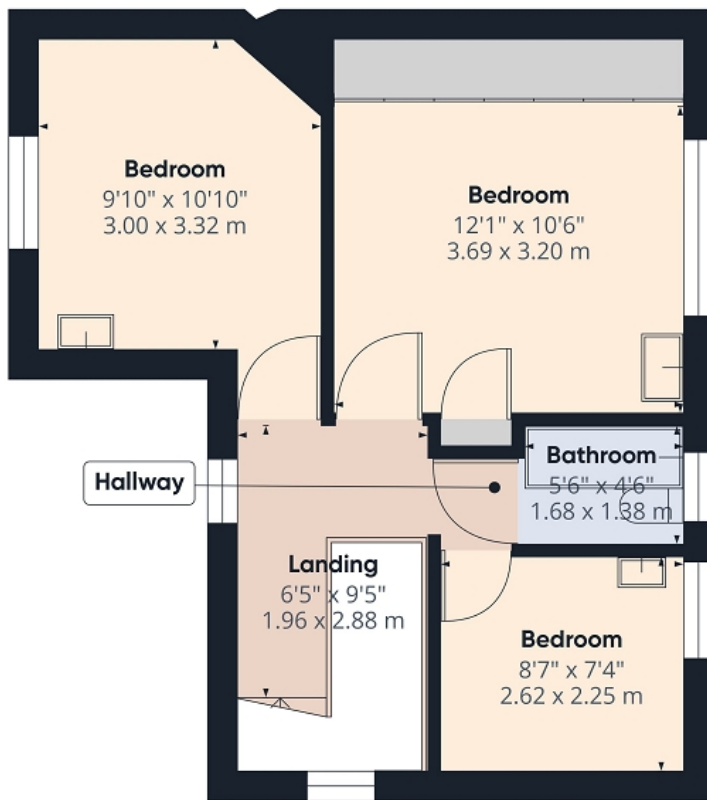
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFTE360



Floor 1 Building 1

Approximate total area⁽¹⁾

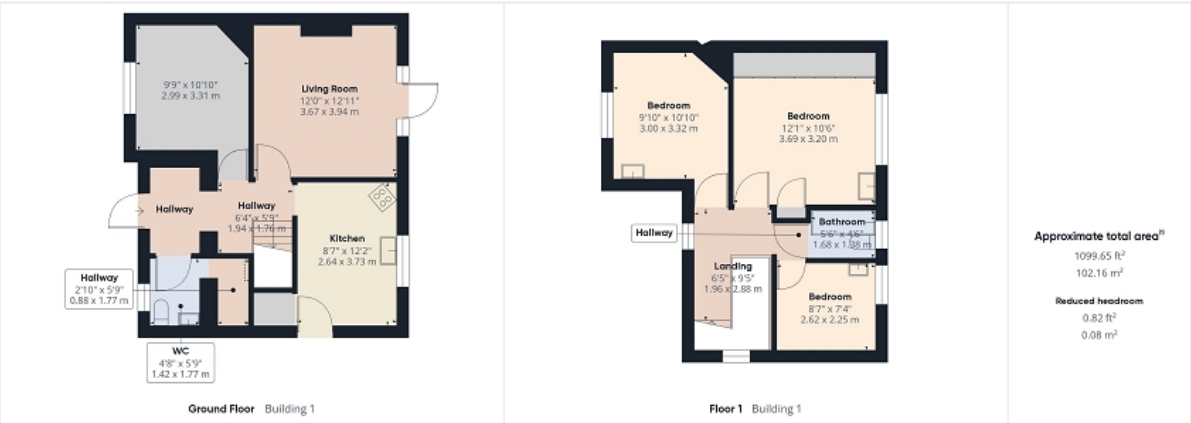
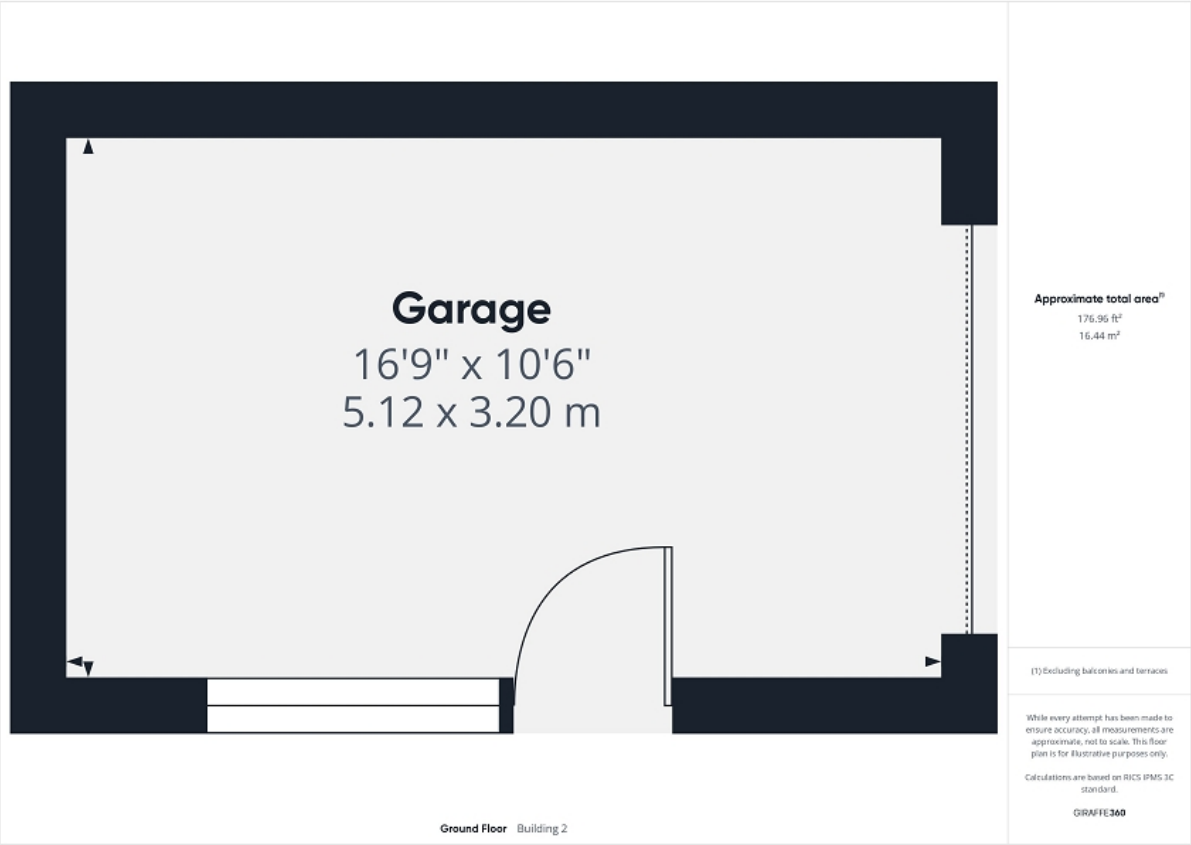
412.47 ft²
38.32 m²

(1) Excluding balconies and terraces


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Calculations are based on RICS IPMS 3C standard.


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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		78
(55-68) D	55	
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.