



Edwards & Co
property sales & lettings

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**Brooklyn Close
Cardiff
CF14**

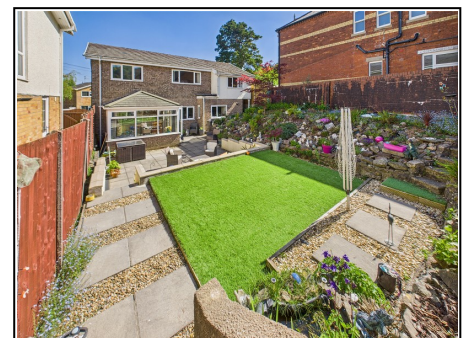
Guide price £635,000



- Superb and extended 4 bedroom detached house in Rhiwbina
- Spacious open plan principal/dining/family room
- Additional music room/office and garden room
- Modern and spacious kitchen/breakfast room
- 3 sizeable double bedrooms + 1 single bedroom
- En-suite to bed 1 + family bathroom + g/floor w/c
- Beautifully landscaped rear garden with 2 large terraces
- Ample driveway parking
- Very well presented and maintained throughout
- First class school catchments area

Ref: PRA53630

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented and very spacious 4 bedroom detached family sized home in Rhiwbina Edwards and Co are delighted to offer for sale this enviably located and extended home. The property offers an abundance of ground floor living areas together with 4 excellent size bedrooms, the master with large en-suite bathroom. Must be viewed to be fully appreciated.



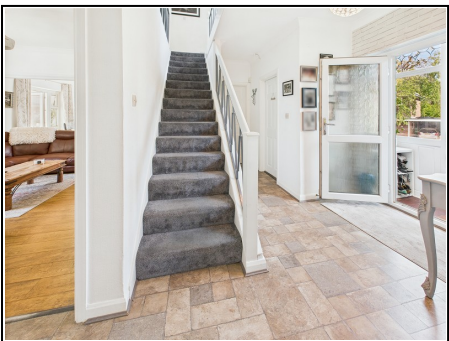
Driveway & Front Entrance

Ample tarmacadam driveway parking area with side access leading to rear garden. Entrance to PVC enclosed porch.



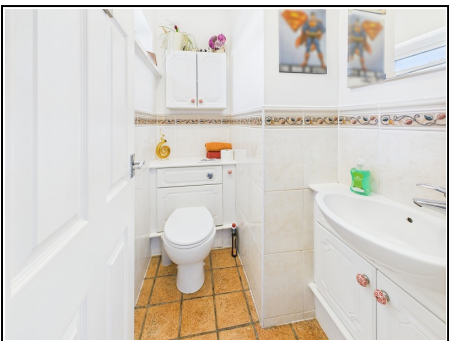
Entrance Porch

Upvc entrance porch with access door with side and top glazed panels.



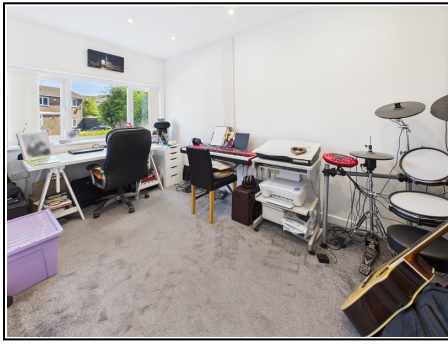
Entrance Hallway

Bright, inviting and spacious entrance hallway with carpeted staircase leading to the first floor accommodation. Modern decor, vinyl 'tiled' flooring. Under-stairs storage cupboard.



Ground Floor WC

Ground floor toilet facility with 'back-to-wall' concealed cistern toilet and vanity unit wash hand basin. Window to side with obscured glazing.



Music Room/Home office

An excellent size garage conversion/additional reception room currently utilised as the music studio and home office. Upvc window to front aspect.



Kitchen and breakfast room

A very bright and modern kitchen with ample space for a breakfast table. There is a generous amount of floor and wall units with marble effect work tops, oven and grill, induction hob with extractor above, integrated dishwasher and fridge freezer, sink and drainer. Utility cupboard housing the combi boiler and washing machine. Door to rear aspect, uPVC window overlooking the paved terrace. Spotlights to ceiling.



Principal Reception Room

A fabulous and open-plan central hub to the home comprising of the main sitting area and opening to the dining and family areas. Bright, modern decor, oak laminate flooring, Upvc windows to front and rear aspects. Upvc doors leading to Garden Room.



Dining Area

As described.



Family Room

As described with feature fireplace.



Garden Room

An additional sitting room/former conservatory with uPVC windows and solid roof overlooking the paved terrace and rear garden. Access door to terrace.



First Floor Landing

Spacious 'U' shaped landing providing access to all bedrooms and family bathroom. Loft hatch.



Bedroom 1 with En Suite Bathroom

Forming part of the westerly facing extension to the property is the principal bedroom suite with en-suite bathroom. Modern decor, window overlooking the rear garden, fitted wardrobes, small hallway leading to ensuite bathroom.



En Suite to Bedroom 1

Large en-suite bathroom with panelled bath with shower over, close coupled w/c, bidet and vanity unit wash hand basin. Storage cupboard and uPVC window with obscured glazing to front aspect.



Bedroom 2

An excellent-size double bedroom with large uPVC window overlooking the rear garden and beyond, storage cupboard/wardrobe, ample space for large/kingsize bed and wardrobes if desired. Modern decor and carpet.



Bedroom 3

Another spacious double bedroom this time with a range of light wood coloured fitted wardrobes, modern decor and carpets. Large uPVC window overlooking the rear garden.



Bedroom 4

Bedroom 4 is a sizeable single bedroom with Upvc window overlooking the front aspect. Brightly decorated and carpeted flooring.



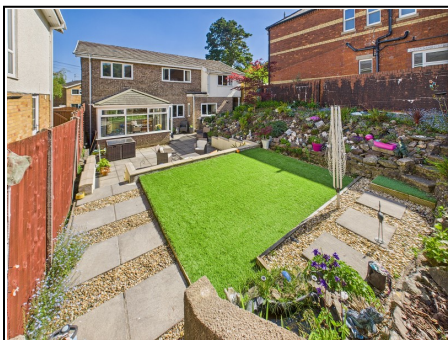
Family Bathroom

First floor family bathroom with 3 piece bathroom suite and tiled walls. Upvc window with obscured glazing to front aspect.



Paved Terrace

Large and private paved outdoor entertaining space with doors leading off the garden room and kitchen. Block and rendered walls and fence boundaries. Paved steps lead up to rear garden.



Rear Garden

Landscaped rear garden with level artificial turfed area and planted bank and borders. Paved steps lead up to the second paved terrace.



Patio/terrace

An additional and very sizeable paved seating area with fence borders and wooden summer house/storage looking back towards the house and rear garden.

Agents Opinion

This really is a fabulous opportunity to acquire a very spacious 4 bedroom family sized home in this highly desirable Rhiwbina cul-de-sac. The property is so well located for all the amenities that Rhiwbina has to offer and is in the catchments for some of Cardiff's most sought after schools. Must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67


Tenure

We are informed that the tenure is Freehold


Council Tax

Band G

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		79
(55-68) D	67	
(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.