



Edwards & Co
property sales & lettings

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**Lon-Y-Dail
Cardiff
CF14**

Guide Price £675,000



- Superb and spacious 4 bedroom family sized home
- Open plan principal reception room and family room
- Large fitted kitchen + walk in pantry and utility space
- Separate breakfast room
- Very large main bedroom with space/plumbed for en-suite
- 2 additional double bedrooms and 1 sizeable single
- Family bathroom/shower room + ground floor /wc
- Driveway and integral garage
- Beautiful front and rear gardens
- First class school catchments and close to Village centre

Ref: PRA53542

Viewing Instructions: Strictly By Appointment Only



General Description

Enviably located and very spacious 4 bedroom family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this immaculately presented and very versatile home located only a stones throw from Rhiwbeina Primary School and The Rhiwbina Tennis Club. NOT TO BE MISSED.



Front Garden

Laid mainly to lawn with mature planted borders.



Driveway

Single car parking space on tarmacadam driveway leading to integral garage. Gate to side garden/access to rear.



Entrance Porch/Hall

PVC entrance porch/boot room opening to the bright and inviting entrance hallway with carpeted stairs to first floor, doors off to family room, breakfast room and ground floor WC, smooth plastered walls, radiator.



Ground Floor WC

Close coupled /wc, towel rail radiator, modern decor window to front with obscured glazing.



Family room/dining room

Open-plan to principal reception room with PVC window overlooking the front garden, coved ceiling, carpet, large radiator.



Principal Reception Room

Entered via the open archway from the family room with PVC French doors leading out onto the rear garden, fire place with gas coal effect fire, carpet, glazed door to hallway, large radiator.



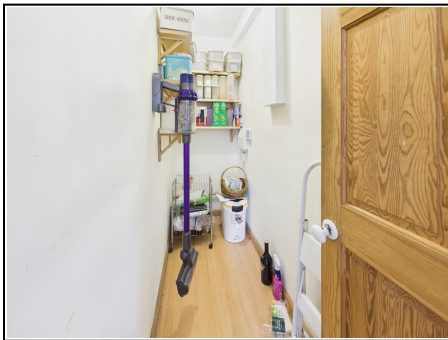
Breakfast Room

Ample space for breakfast/small dining table, PVC window overlooking the rear garden, painted walls, ceiling light pendant, book shelves, door to kitchen, door to pantry.



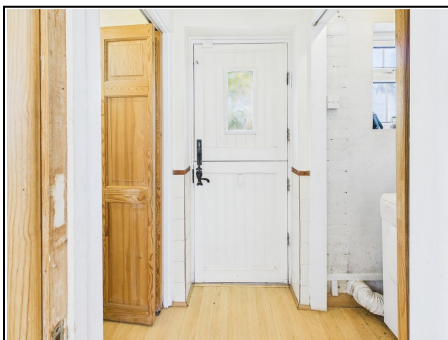
Kitchen

An excellent size 'farmhouse-style' kitchen with walk-in pantry and doors to utility area, shaker style with range of base and walls units, 4 burner gas hob with electric oven beneath, PVC double glazed window to sides, 1 1/2 bowl stainless steel sink, space for dishwasher, laminate floor, 2 pendant light fittings, radiator, door to utility room.



Pantry

Walk-in pantry storage room. Modern decor, laminate flooring.



Utility Space

Folding pine doors to both sides of the outer hallway with stable-style door leading to rear garden, plumbing for washing machine and dryer, wall mounted combi boiler.



First Floor Landing

Smooth painted walls, doors to all first floor bedrooms and family bathroom, loft access, carpet.



Bedroom 1 with Dressing Area

Large dual aspect master bedroom suite with fitted wardrobes to bedroom area and wash hand basin/plumbing to dressing area. PVC window to rear, 2 light pendants, laminate floor, fitted wardrobes. The dressing area would be ideally suited for the introduction of an en-suite bathroom or even an additional bedroom/nursery.



Bedroom 1

As described.



Dressing Area

As described.



Bedroom 2

An excellent size double bedroom with PVC window overlooking the rear garden, radiator, stripped pine floor, papered walls, central heating fitting, fitted wardrobes.



Bedroom 3

Another excellent size double bedroom this time with the PVC double glazed window to the front aspect, papered walls, original boarded floor, pendant light.



Bedroom 4

Bedroom 4/Home office is a generously proportioned single bedroom with the PVC window overlooking the front aspect, stripped boarded floor, coving, light pendant, radiator.



Bath/Shower Room

PVC window in obscure glass to rear, ceiling light pendant, Four piece suite comprising free standing bath with telephone style mixer tap, quadrant corner shower cubicle with shower over, WC, pedestal wash hand basin, laminate floor, radiator, tiled floor.



Rear Garden

An excellent-size and very private and enclosed rear garden laid mainly to lawn with mature borders and trees. Additional Cotswold stone seating area off the principal reception room. Garden shed and gate to side garden.



Integral Garage

Single garage with up and over access door.

Agents Opinion

This property simply has to be viewed to be fully appreciated. Rarely does a 4 bedroom home in this location become available so when it does we strongly recommend early viewing's to avoid disappointment. NOT TO BE MISSED.

Services

Mains electricity, mains water, mains gas, mains drainage

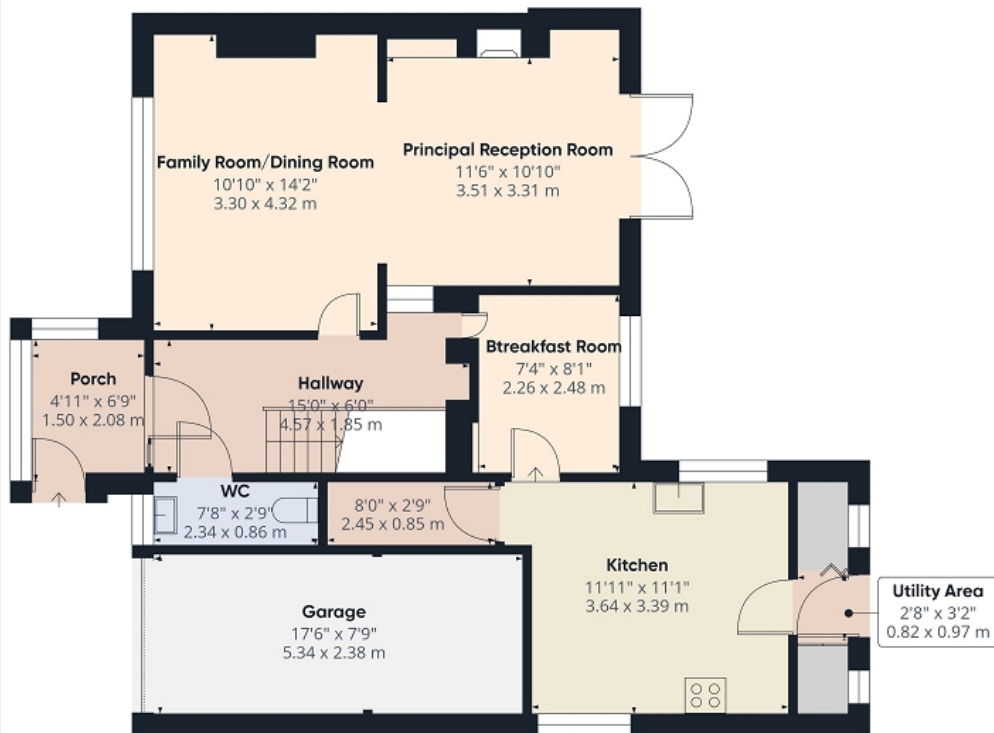
EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor

Approximate total area⁽¹⁾
825 ft²
76.5 m²

(1) Excluding balconies and terraces

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.

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Floor 1

Approximate total area⁽¹⁾
682 ft²
63.4 m²

(1) Excluding balconies and terraces

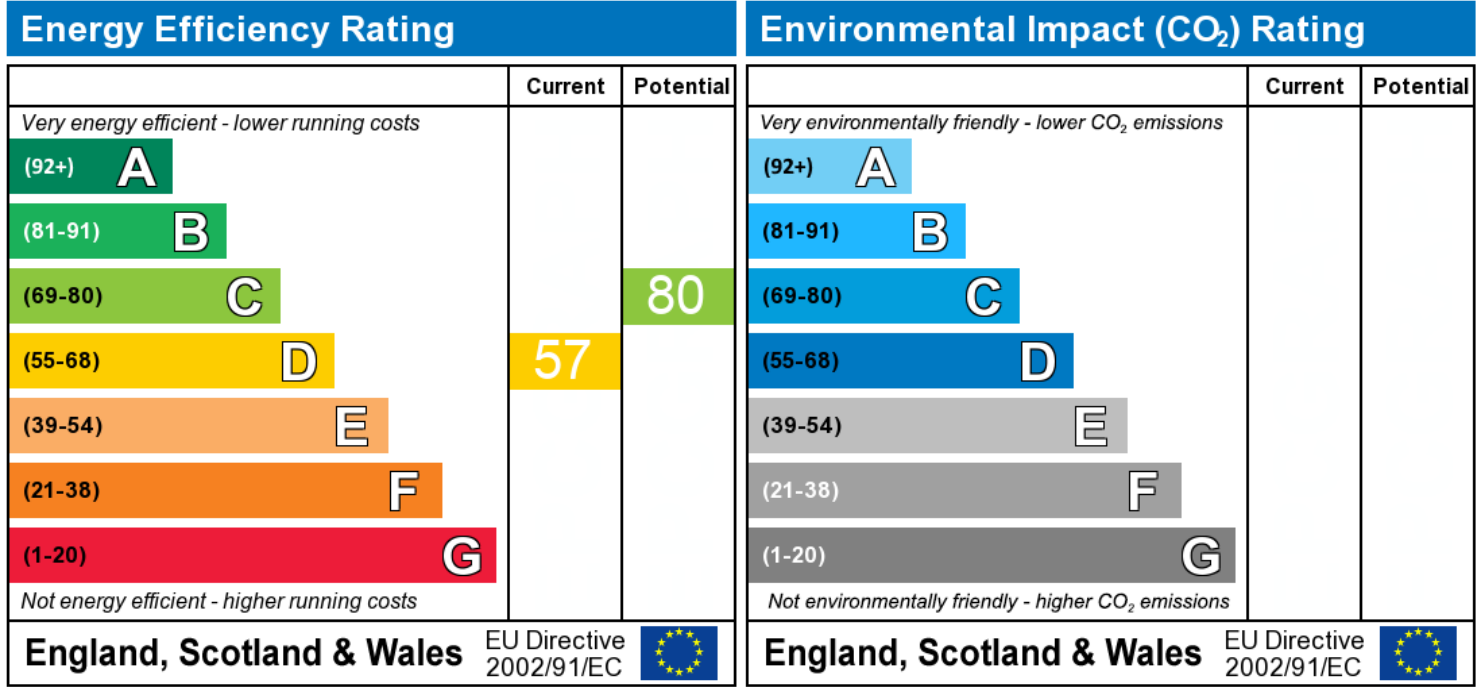
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion 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.



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.

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.