



**Edwards & Co**  
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Heol Isaf  
Rhiwbina  
Cardiff  
CF14

Guide price £415,000



- Spacious 3 bedroom semi-detached bungalow
- Enviably located close to all local amenities and bus routes
- Well-proportioned lounge/dining room
- 3 excellent-size bedrooms
- Sizeable kitchen overlooking rear garden
- Modern shower room/wc
- Recently re-decorated and varnished wood block flooring
- Generous block paved driveway + detached garage
- Sizeable rear garden + large paved terrace
- NOT TO BE MISSED



**Ref: PRA53651**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Recently re-decorated and improved 3 bedroom semi-detached bungalow in Rhiwbina\* Edwards and Co are delighted to offer for sale this ideally located and spacious property. The property offers sizeable single storey accommodation together with an impressive loft space, ripe for conversion if so desired, together with ample parking and detached garage. Must be viewed to be fully appreciated.

---



## Driveway

Block paved, multiple vehicle, driveway leading to single detached garage, wooden gate leading to rear garden, PVC double glazed part glazed front door giving access to entrance hallway.

---



## Entrance Porch

Recessed storm porch providing access to the entrance hallway.

---



## Entrance Hallway

Bright and spacious entrance hallway with stripped and varnished woodblock flooring, loft access, 2 pendant light fittings, storage cupboards (one housing electric meter board), doors off to all rooms.

---



## Lounge/Dining Room

A fabulous main living/dining room with coving, central light pendant, feature fireplace with inset electric fire, large radiator, stripped and varnished herringbone wood block floor, PVC double glazed French doors to rear garden.

---





## Kitchen

vinyl tiled floor, ceiling pendant light, PVC window to rear, part glazed PVC door to rear, range of wall, base and drawer units, plumbing for washing machine, tiled splash backs, inset Rangemaster oven, stainless steel splash back and extractor above, wall mounted Worcester combi central heating boiler.



## Bedroom 1

An excellent size main bedroom with stripped and varnished Herringbone floor, PVC double glazed window to front, single pendant light fitting, radiator.



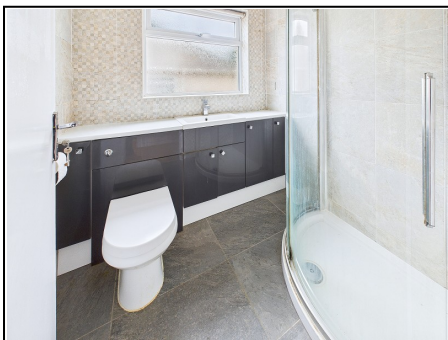
## Bedroom 2

Bedroom 2 is another sizeable double bedroom with single light pendant, PVC window to front, stripped and varnished Herringbone floor, radiator.



## Bedroom 3

Bedroom 3 could easily be utilised as an additional sitting room/dining room if desired with single light pendant, PVC window to side, internal window in obscure glass to hallway, radiator, stripped and varnished Herringbone floor.



## Shower Room/Wc

Quadrant corner shower with fitted shower, low level WC, wash hand basin set into vanity unit, large PVC window with obscured glazing to side, chrome towel rail/radiator, ceiling spotlights, X-pelair fan, tiled walls and floor.



## Rear Garden

An excellent size rear garden with spacious decked terrace, paved terrace, steps up to lawn. \*Please note that the vendor is awaiting his gardener to attend to 'tidy-up' the rear garden and terrace

---

## Paved Terrace

\* Awaiting image. Large paved outdoor seating/entertaining area with ample room to extend the property outwards if so desired subject to the necessary permissions.



## Detached Garage

Up and over front access door. Power.

---

## Agents Opinion

This is a really 'neat and tidy' and very conveniently located bungalow with bucket loads of potential to extend if ever desired. The property is a short walk from the bus stop on Heol Uchaf to the rear and Heol Llanishen Fach to the front and only a little further on from the shops at Heol Llanishen Fach and Rhiwbina Village itself. Must be viewed to be fully appreciated.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

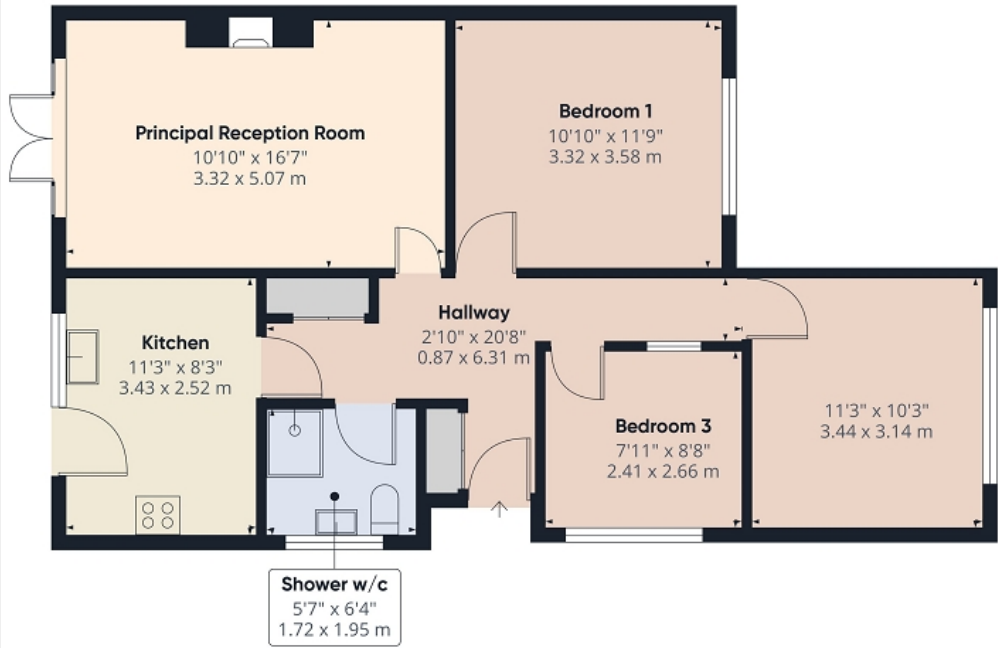
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

---



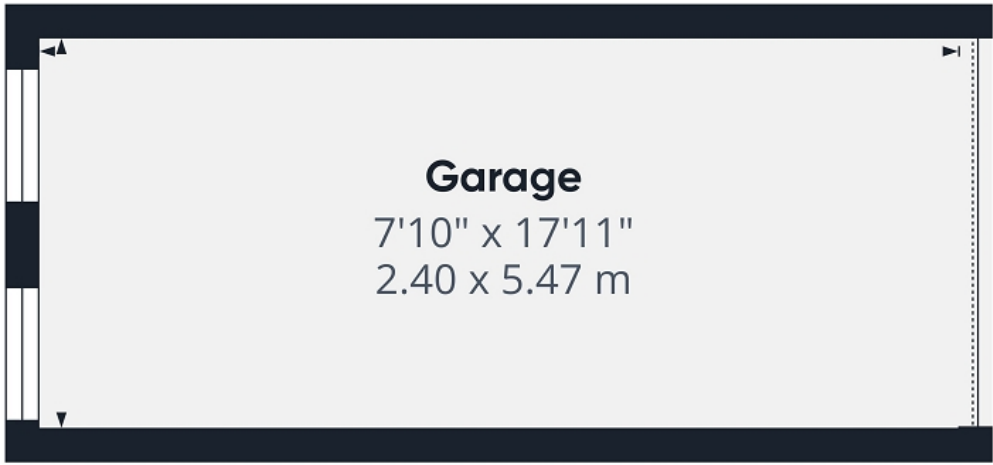
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
727 ft<sup>2</sup>  
67.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFITE360



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
142 ft<sup>2</sup>  
13.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFITE360



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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A			(92+) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.