



Edwards & Co
property sales & lettings

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**Y Groes
Rhiwbina
Cardiff
CF14**

Guide Price £575,000



- Superb and spacious 3 bedroom Family-sized home
- Double fronted layout with dual aspect principal reception
- Modern and very well proportioned kitchen open plan to dining room
- 2 excellent size doubles and 1 single bedroom
- Modern first floor family shower room Mw/c
- Beautifully presented & fully renovated throughout
- Private and enclosed front and rear gardens
- Enviably located close to Village centre
- Rhiwbeina PS, Ysgol y Wern and Whitchurch HS catchment
- CALL TO VIEW TODAY



Ref: PRA53638

Viewing Instructions: Strictly By Appointment Only

General Description

FIRST CLASS EXAMPLE OF A 3 BEDROOM FAMILY-SIZED GARDEN VILLAGE HOME - SAME DAY VIEWINGS MAY BE AVAILABLE - CALL US TODAY Edwards and Co are delighted to offer this beautifully presented show-stopper of a home in Y Groes, Rhiwbina that is ideally positioned overlooking the central Green of Y Groes and within only a stones throw from the Rhiwbina Village centre. Early viewing's are strongly recommended.



Front Garden & Entrance

A beautifully tended and sizeable front garden overlooking the central Green of Y Groes (The Cross). Paved pathway to front door, lawn, hedging, solid wooden door with glazed panel above, giving access to entrance hallway.



Entrance Hallway

A very bright and welcoming entrance hallway with stripped boarded floor, wall mounted feature radiator, under stairs cupboard with small window to rear, stripped doors to ground floor rooms.



Principal Reception Room

A brightly decorated dual aspect main living area with stripped boarded floor, modern wall mounted radiator, wooden framed windows to front to rear, log burner stove, wall mounted lights, central feature chandelier.



Dining Room

Another bright and spacious reception room with stripped boarded floor, modern wall mounted radiator, wooden framed window to front, wooden framed window to side, central pendant light, picture/wall lights, open plan to kitchen.



Kitchen

A spacious, modern and well-appointed kitchen with travertine flooring, range of wall mounted and base units, granite/quartz work tops, built in double oven, built in washing machine/dryer, built in dishwasher, built in fridge/freezer, wooden framed windows to rear, part glazed door to rear garden.



First Floor Landing

Brightly lit landing area with window over the staircase, further window on landing, striped doors off to first floor rooms.



Bedroom 1

An excellent size main bedroom, again dual aspect, with picture rails, wooden framed windows to front and rear, modern feature radiator, central light pendant, picture rails, 2 wall lights.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with wooden framed window to front, central light pendant, picture rails, 2 wall lights, modern radiator.



Bedroom 3

Bedroom 3 is a well-proportioned single bedroom with wooden framed window to rear, modern radiator, picture rails.



Shower Room/Wc

Tiled floor, wall mounted sink with vintage taps, wooden framed window to front, vintage wc, wall mounted radiator, shower cubicle with fitted rainfall shower and attachment, central light fitting and 2 wall lights.



Rear Garden

A very private and enclosed rear garden laid mainly to lawn with patio, garden shed, mature hedging, pathway around property.

Agents Opinion

Aesthetically pleasing on the outside and beautifully presented on the inside this really is a must see property located in the very heart of Rhiwbina Garden Village. Many of the Grade 2 listed properties in Y Groes date back to 1913 and form part of the original Garden Village community that is synonymous with Rhiwbina itself. An absolute stunner!

Services

Mains electricity, mains water, mains gas, mains drainage

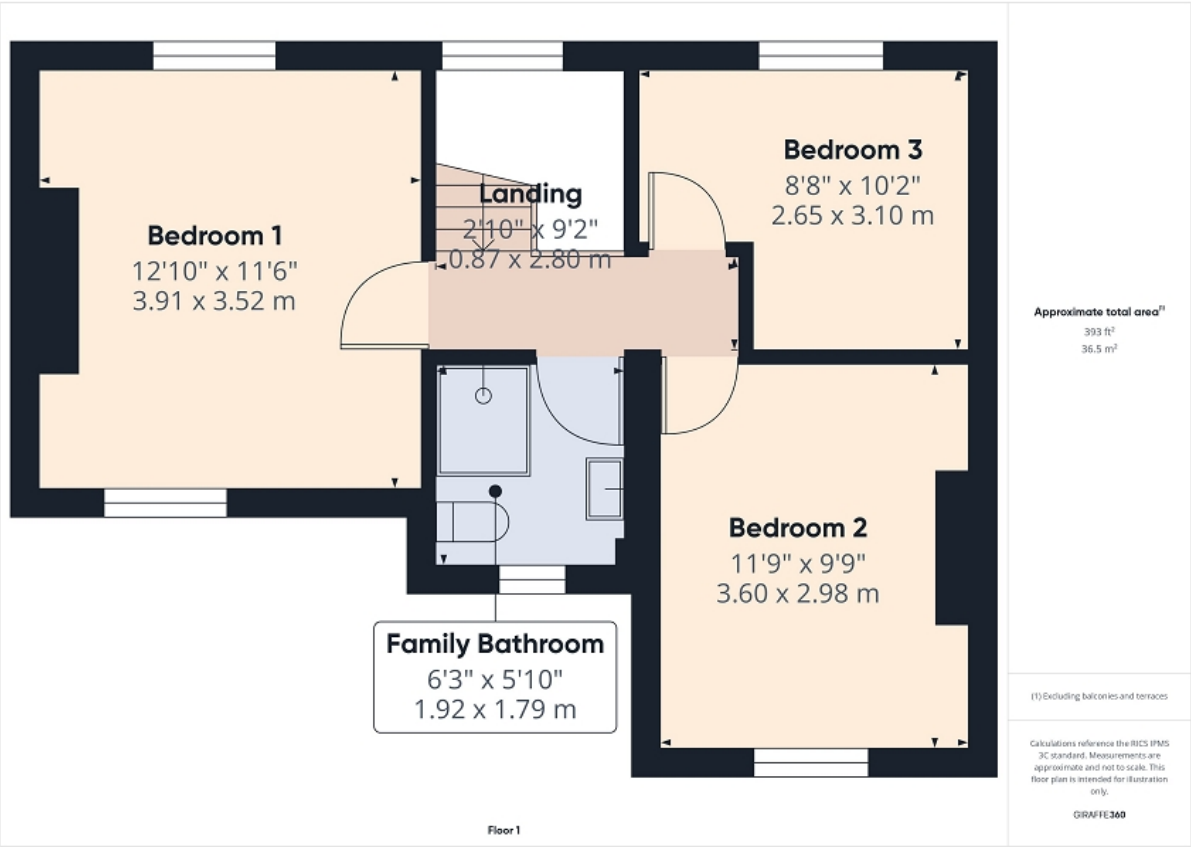
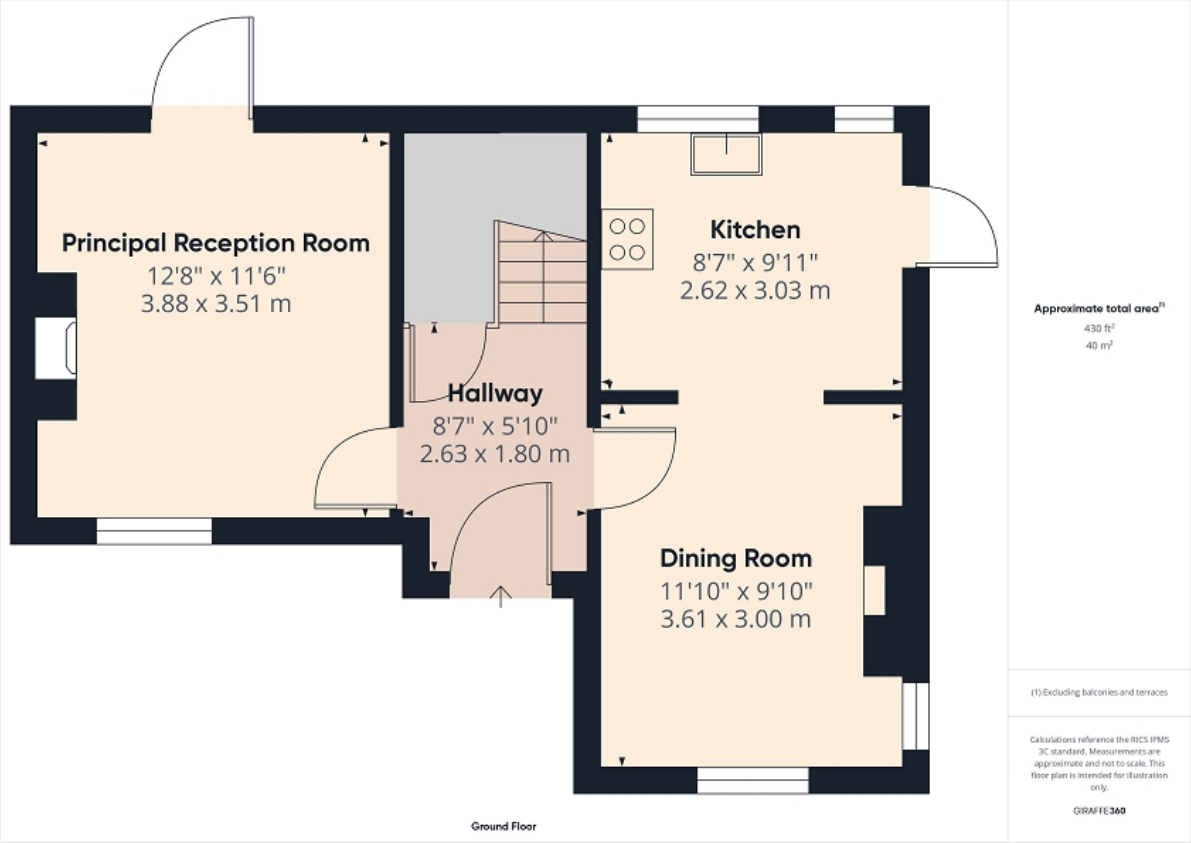
EPC Rating:59

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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 ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.