



**Edwards & Co**  
property sales & lettings

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## Heol Llanishen Fach Cardiff CF14

POA



- Exceptional 2/3 bedroom extended bungalow
- Beautifully presented and decorated throughout
- Superb open plan kitchen/family/dining room
- Additional principal reception room with log burner
- 2 excellent size double bedrooms + study/third bedroom
- Stylish shower room/wc
- Fabulous rear garden with terrace and outdoor bar
- Spacious side plot with stream border
- Ample driveway parking + detached garage
- MUST BE VIEWED

**Ref: PRA53598**

Viewing Instructions: Strictly By Appointment Only



# General Description

\*Beautifully presented and significantly extended 2/3 bedroom bungalow on exceptional plot in the heart of Rhiwbina\*  
Edwards and Co are delighted to offer for sale this exceptional property on Heol Llanishen Fach. The property occupies a large plot offering potential for additional extending or development subject to the necessary permissions. Within a short walk to the Village centre and all local amenities this property simply must be viewed to be fully appreciated.

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## Driveway & Front Entrance

Ample driveway parking, detached garage, side plot, access to rear garden, uPVC door to entrance porch.

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## Front Garden

Sizeable lawn with block boundary wall and planted borders.

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## Detached Garage

Excellent size brick and render garage, front access door, power and light, access door to side patio area, rear storage shad.

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## Entrance Porch

Bright and airy entrance with Upvc door, cloaks storage, door to entrance hallway.

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## Entrance Hallway

Bright and inviting, lengthy hallway with modern decor and stripped and varnished woodblock flooring. Loft hatch with loft ladder.



## Principal Reception Room

Spacious sitting room with window to front aspect, woodblock flooring, chimney breast with log burner (to remain) There is the option of course to use this room as another double bedroom if so required due to the size of the family room/ dining room thus creating a 4 bed home if desired.



## Bedroom 1

An excellent size double bedroom with window to front aspect, wood block flooring, modern decor.



## Bedroom 2

Another double bedroom adjacent to bed 1, woodblock flooring, window to rear, brightly decorated.



## Study/bed 3

Currently used as the study/home office. Woodblock flooring, modern decor. Access doorway from entrance hallway and with open archway to family/dining room (this wall could be reinstated to re-create the third bedroom as originally designed) by introducing a high wall window between the lounge area and bed 3 or alternatively a light tube from the loft.



## Shower Room/Wc

Modern shower/wc, quadrant shower cubicle, wc and wash hand basin, window to rear.



## Kitchen/family/dining area

Open plan and described as follows:



## Kitchen

Spacious and stylish modern kitchen with a range of base and wall units. Space for cooker, fridge and freezer and plumbed for washing machine. Window overlooking rear garden. Opening to:



## Family room/dining room

A truly impressive and very spacious extension to this wonderful property with Upvc french doors and windows opening to rear terrace, 2 windows to side aspect, 2 large roof lights, bright modern decor, open arch to study/home office.



## Rear Garden

A very well-proportioned, private and enclosed, southerly facing rear garden laid mainly to lawn with planted borders, paved terrace, patio seating area and stream border to easterly aspect. Access to side patio/plot.



## Decked Terrace

Raised wooden deck terrace overlooking the rear garden adjacent to the outdoor bar.



## Outdoor Bar

A fabulous and fun addition to the garden is the outdoor bar. Power and light, stable style door to decked terrace and rear access door.



## Paved Terrace

Large Indian sandstone paved outside entertaining area overlooking the rear garden.



## Side Patio

The side patio area and adjacent 'plot' offer potential to extend the property further or even to apply for permission to develop this part of the property subject to the necessary consents.

## Agents Opinion

Simply beautifully presented, very well-proportioned and extended, this extremely well located family-sized home must be viewed internally to be fully appreciated. Early viewing's are essential to avoid disappointment.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

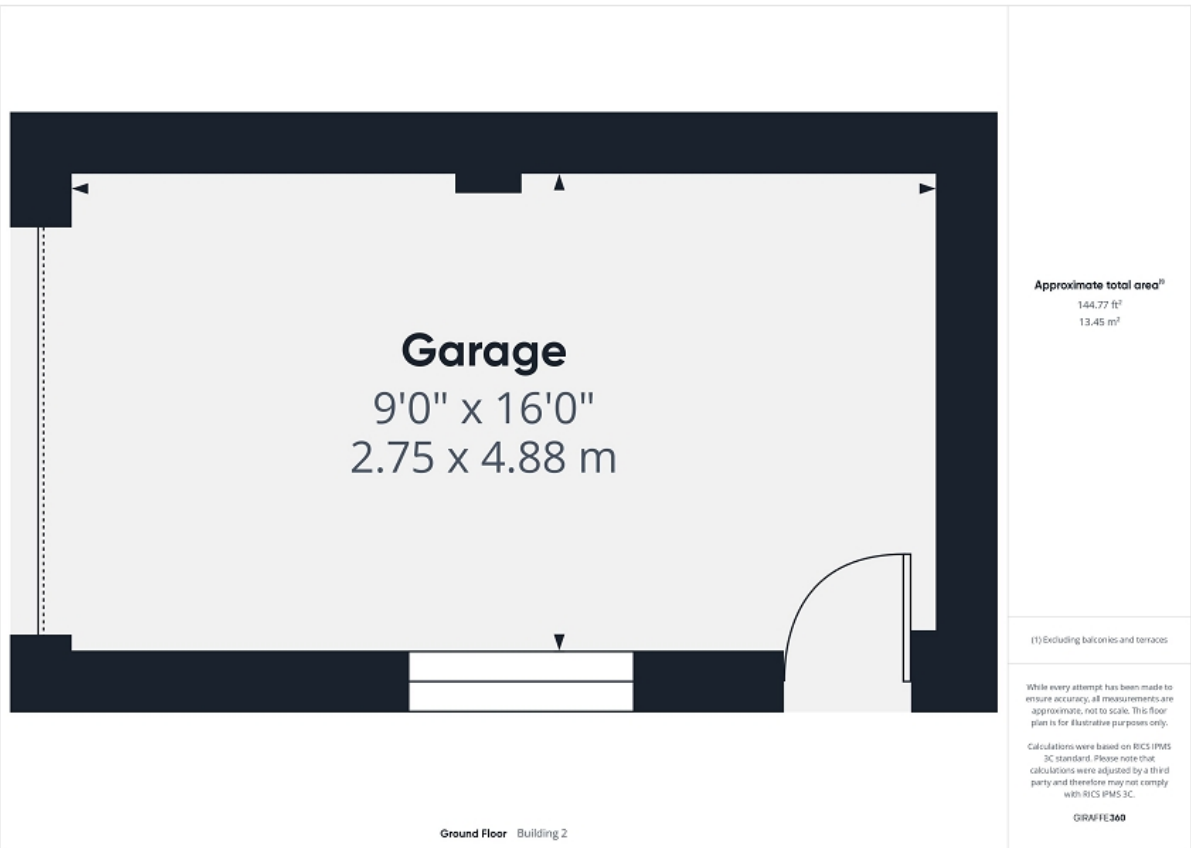
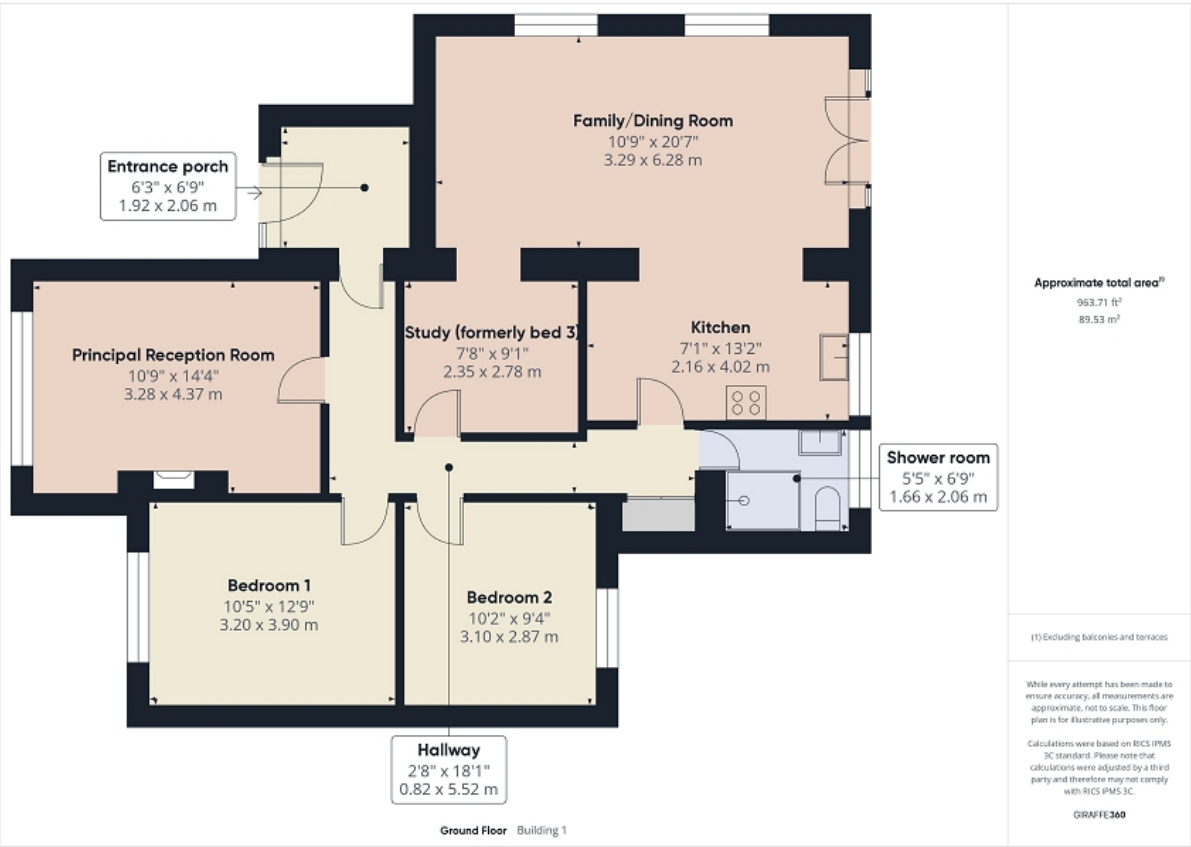
We are informed that the tenure is Freehold

Council Tax

Band E

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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			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+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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.