



Edwards & Co
property sales & lettings

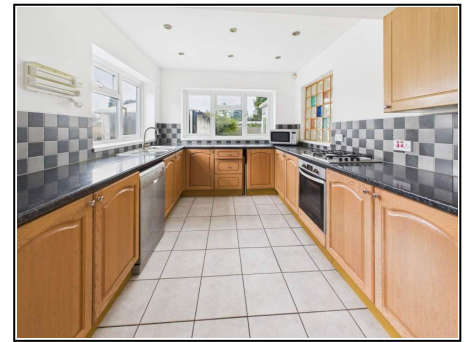
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Heol Derlwyn
Rhiwbina
Cardiff
CF14

Guide Price £495,000



- Delightful 3 bedroom family-sized detached home in Rhiwbina
- Excellent size lounge/dining Room
- Conservatory extension to rear
- Spacious kitchen with utility area
- Three generous double bedrooms
- En-suite bathroom to bedroom one
- Ground floor family bathroom
- Detached garage/workshop
- Enclosed rear garden and driveway parking to front
- Highly sought after location near all local amenities



Ref: PRA53055

Viewing Instructions: Strictly By Appointment Only

General Description

Superb, recently re-furbished and enviably located 3 bedroom detached family-sized 2 storey 'bungalow' in Rhiwbina Edwards and Co are delighted to offer for sale this spacious and well presented former bungalow in Rhiwbina. The property boasts spacious ground floor living accommodation plus 2 ground floor bedrooms and bathroom plus a loft conversion main bedroom with full en-suite bathroom. Outside there is a detached double carriage garage and workshop, enclosed rear garden and off road driveway parking. MUST BE VIEWED



Front Garden

Laid to lawn lawn, flowerbed decorative feature, mature shrubs and bushes, block wall boundaries.



Driveway & Front Entrance

This charming 2 storey 'bungalow' boasts a spacious front garden, which is predominantly laid to lawn, offering a green and open space. The exterior features a driveway that provides ample parking space. The property is approached via a pathway leading to the front entrance, bordered by well-maintained shrubs and trees that enhance the privacy and aesthetic appeal. The property is set in a pleasant residential area, with a clear view of the surrounding architecture. The overall presentation is inviting, making it an excellent first impression.



Entrance Porch

Tiled floor, PVC external door with obscure glass panes and PVC obscure glass casement windows, PVC internal door with obscure glass pane and PVC obscure glass casement windows, PVC obscure glass windows to front, single wall mounted light fixture.



Entrance Hallway

Wood block flooring, coving, PVC internal door with obscure glass pane and PVC obscure glass casement windows, fitted storage cupboard, radiator, single light fixture, doors to ground floor rooms.



Ground Floor Bathroom

Tiled floor, tiled walls, PVC obscure glass window to side, three piece white suite comprising hand wash basin inset to vanity unit, wc and bath with wall mounted shower and glass screen, fitted storage cupboards, ladder style heated towel rail, single light fixture.



Bedroom 2

Wood block flooring, coving, PVC window to front aspect, radiator, single light pendant.



Bedroom 3

Wood block flooring, coving, PVC window to side aspect, radiator, single light pendant.



Lounge/Dining Room

Wood block flooring, PVC internal double doors to conservatory with glass panes and PVC casement windows, wood frame internal feature window to kitchen in obscured and decorative coloured glass, radiator, single light pendant, single wall mounted light fixture, carpeted stairs to first floor.



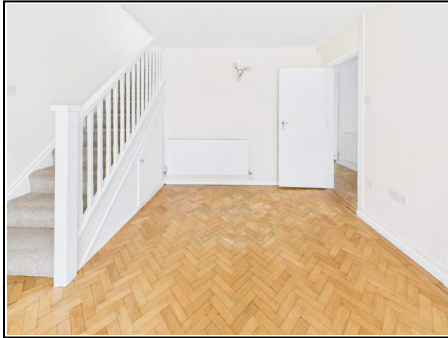
Conservatory

Tiled floor, PVC door with glass panes to rear garden, PVC internal double doors to lounge with glass panes and PVC casement windows, PVC windows to rear and side aspects, radiator, single light pendant.



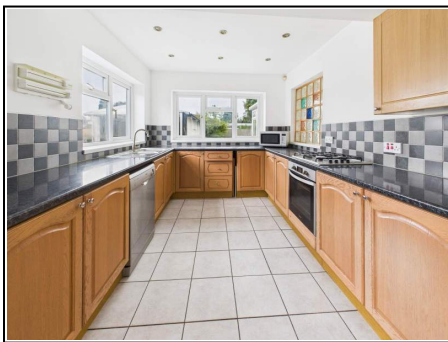
Lounge Area

As described.



Dining Area

As described and open-plan to lounge.



Kitchen

Tiled floor, part tiled walls, PVC door with obscure glass pane to side access, PVC windows to side and rear aspects, wood frame internal feature window to lounge in obscured and decorative coloured glass, range of wall, base and drawer units in wood effect with contrasting countertops, inset oven and four ring gas hob, inset stainless steel one and a half sink and draining board, wall mounted unit housing boiler, space and plumbing for white goods and utilities, radiator, inset spotlights.



Utility Space

As described and plumbed for utility appliance.

First Floor Landing

Carpet, PVC window to side aspect, single light fixture, door to first floor rooms.



Bedroom 1 with En Suite Bathroom

Carpet, two velux windows, cupboards to eaves storage, radiator, single light fixture.



En Suite to Bedroom 1

Tiled floor, part tiled walls, velux window, three piece white suite comprising pedestal hand wash basin, wc and bath with wall mounted shower, radiator, single light fixture.



Garage

Detached garage made up of two storage spaces, up and over style door to front, pedestrian access door to side, integral door between the two spaces, power.



Workshop

A sub-divided and spacious workshop/additional storage area to the rear of the garage with access door to the rear garden.



Rear Garden

Paved patio area, gated access to front, pedestrian access to garage, lawn, mature shrubs, bushes and trees to surround, wood fence boundaries.



Paved Terrace

Private and enclosed outside seating area overlooking the rear garden.

Agents Opinion

This really is a beautifully presented and spacious property located only a short walk from the Village centre itself and all the wonderful amenities Rhiwbina has to offer. With generously proportioned accommodation over 2 floors, gardens and double garage/workshop, this really must be viewed internally to be fully appreciated.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



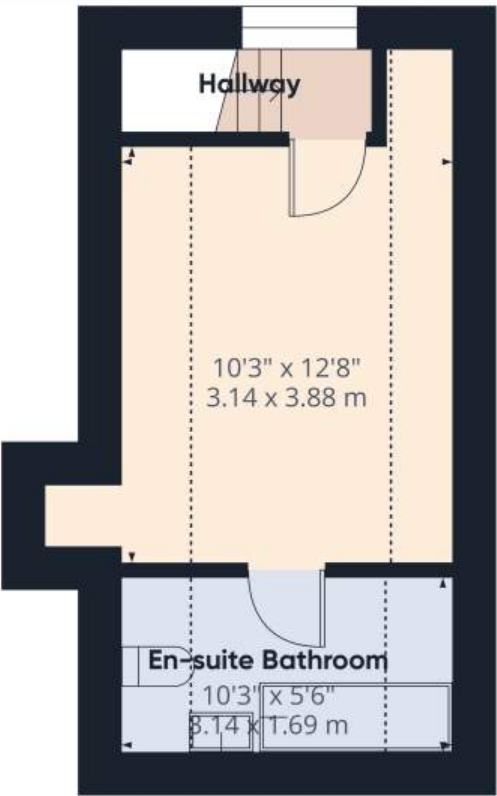
Ground Floor Building 1

Approximate total area⁽¹⁾
826 ft²
76.8 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT 360



Floor 1 Building 1

Approximate total area⁽¹⁾
208 ft²
19.3 m²

Reduced headroom
87 ft²
8.1 m²

(1) Excluding balconies and terraces

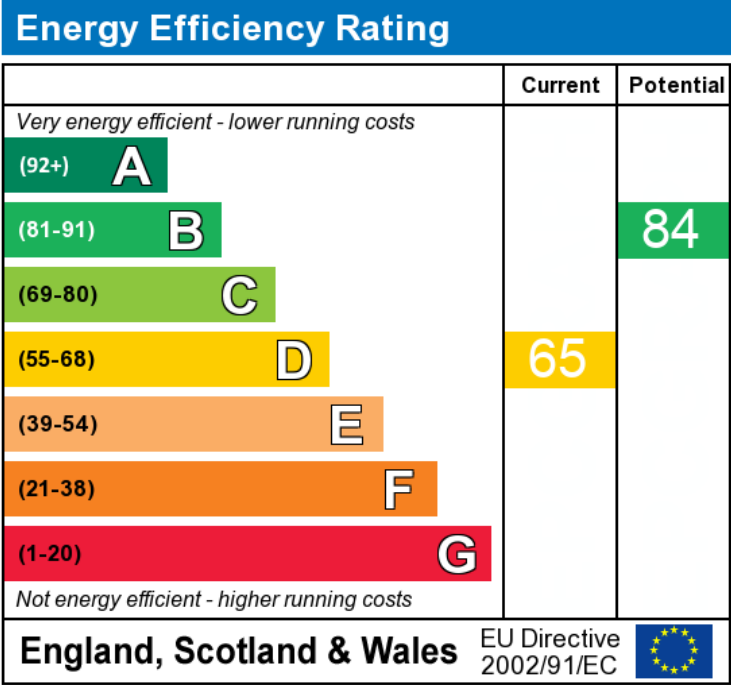
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS PM5
3C standard. Measurements are
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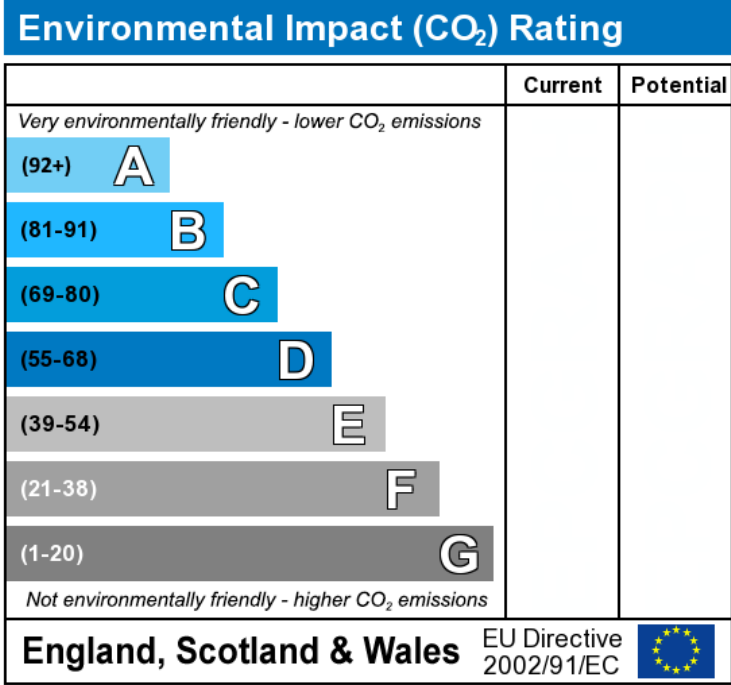
DRAFT 360



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.