



Edwards & Co
property sales & lettings

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Heol Llanishen Fach Cardiff CF14

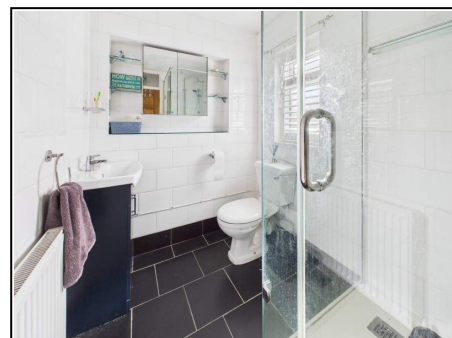
Guide price £440,000



- Fabulous and ideally located 2 bed semi-detached bungalow
- Excellent size open-plan lounge/dining room
- Modern kitchen plus stylish shower room/wc
- Conservatory opening to rear garden
- Two generously proportioned bedrooms
- Extensive detached garage/workshop to rear - annexe potential
- Sizeable low maintenance rear gardens
- Ample driveway parking to front and side of property
- Enviably located close to Village centre and local amenities
- NOT TO BE MISSED

Ref: PRA53727

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious and enviably located 2 bedroom semi-detached bungalow with large garage/workshop/annexe potential
Edwards and Co are delighted to offer for sale this modern and desirably located property in Rhiwbina. The very well presented property offers versatile single-storey accommodation, driveway and garage/workshop to rear. Must be viewed to be fully appreciated.



Front Entrance

Driveway with parking for 2 cars, laid to lawn, borders with mature shrubs and plants, outside light, outside power point, wrought iron gates leading to side driveway and garage/workshop, wrought iron gates accessing the rear garden, outside gas meter box, outside cold water tap, PVC double glazed front, giving access to entrance hallway.



Entrance Hallway

Textured ceiling, spotlight, coving, carpet, papered walls, radiator, loft access, central heating thermostat, built in cupboard with slatted storage shelving and housing combi central heating boiler, panelled doors to all rooms, glazed doors to bedroom 2 and kitchen.



Lounge/Dining Room

Textured ceiling, coving, papered walls, 2 radiators, feature fire place with ornate coal effect fire on marble hearth, PVC double glazed French doors to rear terrace, TV aerial point, PVC double glazed window with plantation blinds to front.



Lounge Area

As described and open plan to dining area.



Dining Area

As described and open plan to lounge area. Doors to sun room/conservatory.



Kitchen

Panelled ceiling, tiled walls, tiled floor, PVC double glazed window to side with plantation blinds, radiator, range of wall, base and drawer units in cream with a matt finish, (2 units with glazed door fronts), marble effect work tops above, inset sink with chrome mixer tap and drainer, tall housing unit with shelves and housing electric meter, inset Diplomat gas hob with oven beneath, stainless steel cooker hood over, tall unit housing fridge/freezer, built in washing machine, PVC double glazed door leading to conservatory.



Sun Room

PVC structure and poly carbon fibre pitched roof, vinyl effect floor, power and light, PVC double glazed sliding doors to rear garden.



Bedroom 1

PVC double glazed window to front, radiator, carpet, wall to wall fitted wardrobes with mirrored sliding door, hanging rails and shelves, papered walls.



Bedroom 2

papered ceiling, single light pendant, coving, painted and papered walls, parquet floor, double glazed window with plantation blinds to side, radiator.



Shower Room/Wc

Panelled ceiling, inset spot lights, tiled walls and floor, three piece suite comprising large glazed shower cubicle with chrome shower and glazed access door, Man rose vent, large wash hand basin with chrome mixer tap, low level wc, inset alcove mirror fronted medicine cabinet with glass shelves, PVC double glazed window in obscure glass with plantation shutters to side, radiator.

Garage/Workshop/Storage

Extended garage and workshop, L-shaped and extensive in design, set over several rooms;

Garage

Power, electric roller shutter door to front, metal pedestrian access door, PVC window to side, open to garage store.

Garage Store

Power, wood frame window to side with metal frame interior, single light fixture, open to garage and workshop store.

Workshop Store

Power, PVC window to side, fuse box, 2 light fixtures, access to workshop.

Workshop

Power, PVC obscure glass window to side, PVC window to side, wooden double doors to front, 3 light fixtures, open to workshop store.



Workshop

As described.



Storage Room

AS described.



Rear Garden

Laid to paving, small terrace laid in paving and corrugated roof over, wooden garden shed, external power points, outside cold water tap, outside lights.

Agents Opinion

This really is a beautifully presented and enviably located property with the added bonus of having the large garage/workshop that would make an ideal annexe to the property if so desired, subject to the necessary permissions, or simply as a home office/work from home space. The property 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 Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor Building 1

Approximate total area⁽¹⁾
744 ft²
68 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



Ground Floor Building 2

Approximate total area⁽¹⁾
786 ft²
73.2 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



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			(81-91) B		
(69-80) C		78	(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.