



Edwards & Co
property sales & lettings

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Heol Tyn Y Coed
Cardiff
CF14

POA



- Enviably located and very spacious detached home
- 3 excellent size double bedrooms
- Spacious Family Room/Dining Room
- Additional Principal Reception Room
- Well-proportioned fitted kitchen with pantry
- First floor family bathroom + large ground floor w/c
- Large front, side and rear gardens
- Driveway parking and integral garage
- The property will require modernisation throughout
- First class school catchment area and location

Ref: PRA53731

Viewing Instructions: Strictly By Appointment Only

General Description

Fabulous opportunity - unique and spacious 3 double bedroom family sized detached home on large plot in Rhiwbina Edwards and Co are delighted to offer for sale this much loved detached house that offers very generous internal accommodation over 2 floors plus an attractive front garden and generous-sized rear garden, driveway and garage. The property will undoubtedly require modernisation throughout to reach it's full potential. MUST BE VIEWED TO BE FULLY APPRECIATED.



Front Garden

Large front garden laid to lawn and planted borders. Low brick wall and adjacent driveway parking area.



Side Garden

Another excellent size lawn area with low brick wall and pedestrian gate. Side access to rear garden.



Driveway

Ample off road and gated driveway parking area leading to the single integral garage.



Garage

Integral single garage with up and over door to front. Internal access door to house and window overlooking the rear garden.



Entrance Hallway

This bright and welcoming hallway features a staircase leading to the upper floors. The walls are painted in a light colour, enhancing the sense of space and brightness throughout. The flooring is carpeted, with a textured finish. Original woodblock flooring below carpet.



Ground Floor WC

Spacious ground floor facility with wc and wash hand basin.



Family room/dining room

This spacious room features a harmonious blend of patterns and textures, highlighted by soft natural light streaming through large windows. The flooring showcases the original woodblock flooring, adding to the overall character of the space. An ideal family room or formal dining room.



Principal Reception Room

Another excellent size living room that features neutral decor with floral wallpaper and a large window that allows ample natural light to fill the space. The room is designed to be welcoming and offers a comfortable atmosphere. The carpeted flooring adds warmth and comfort, making it an inviting area for relaxation or social gatherings. Original woodblock flooring below carpet.



Kitchen

The excellent size kitchen features a spacious layout with a combination of light-coloured walls and hardwood flooring, creating a bright and welcoming atmosphere. Large windows allow for an abundance of natural light, enhancing the overall space. The cabinetry provides ample storage, complemented by a streamlined work surface ideal for meal preparation. The layout supports functionality and ease of movement within the area. Door off to pantry and another to the rear lobby.



Rear Lobby

Rear lobby area with access doors to garage and rear garden. Storage cupboard.



First Floor Landing

A sizeable and brightly decorated landing area providing access to all first floor rooms and loft space.



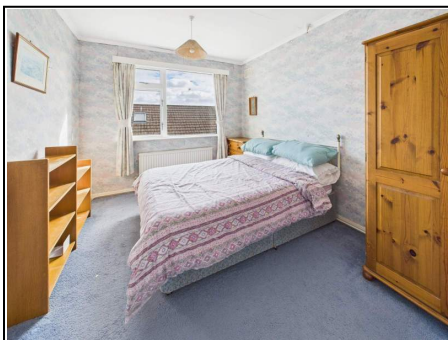
Bedroom 1

This very well-proportioned room features ample natural light, thanks to the large window. The space is finished with neutral tones, creating a versatile backdrop that can easily accommodate various design choices. The room is carpeted, providing a comfortable underfoot experience. Overall, it presents a blank canvas for personalisation.



Bedroom 2

This spacious bedroom features large windows that provide ample natural light and a pleasant view of the surrounding area. The room is decorated with soft, neutral tones, creating a warm and inviting atmosphere. The flooring is carpeted, adding comfort and warmth. Overall, the layout allows for easy movement and flexibility in design. The space offers potential for personalisation to suit various styles.



Bedroom 3

Bedroom 3 is another spacious double bedroom that features a large window that allows natural light to illuminate the room, creating a bright and airy atmosphere. The walls are adorned with a subtle patterned wallpaper, contributing to a soft, tranquil ambience. The flooring is carpeted, providing comfort underfoot.



Family Bathroom

This bathroom features a functional, traditional layout with a bathing area, a toilet, and a sink. The space is light and airy thanks to the window, which allows natural light to enter. The walls are adorned with decorative wallpaper, providing a charming touch to the overall aesthetic. The flooring is designed for durability and ease of maintenance.



Rear Garden

A fabulous size, private and enclosed, southerly facing rear garden with well-defined fence boundaries. The garden offers exceptional potential to extend the property into if so desired subject to necessary permissions.

Agents Opinion

This really is a very-much loved and well maintained property on an enviably located address in Rhiwbina. The unique detached family sized home sits on a large plot with generous front, side and rear gardens and offers exceptional potential to improve or extend if ever desired. NOT TO BE MISSED!

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

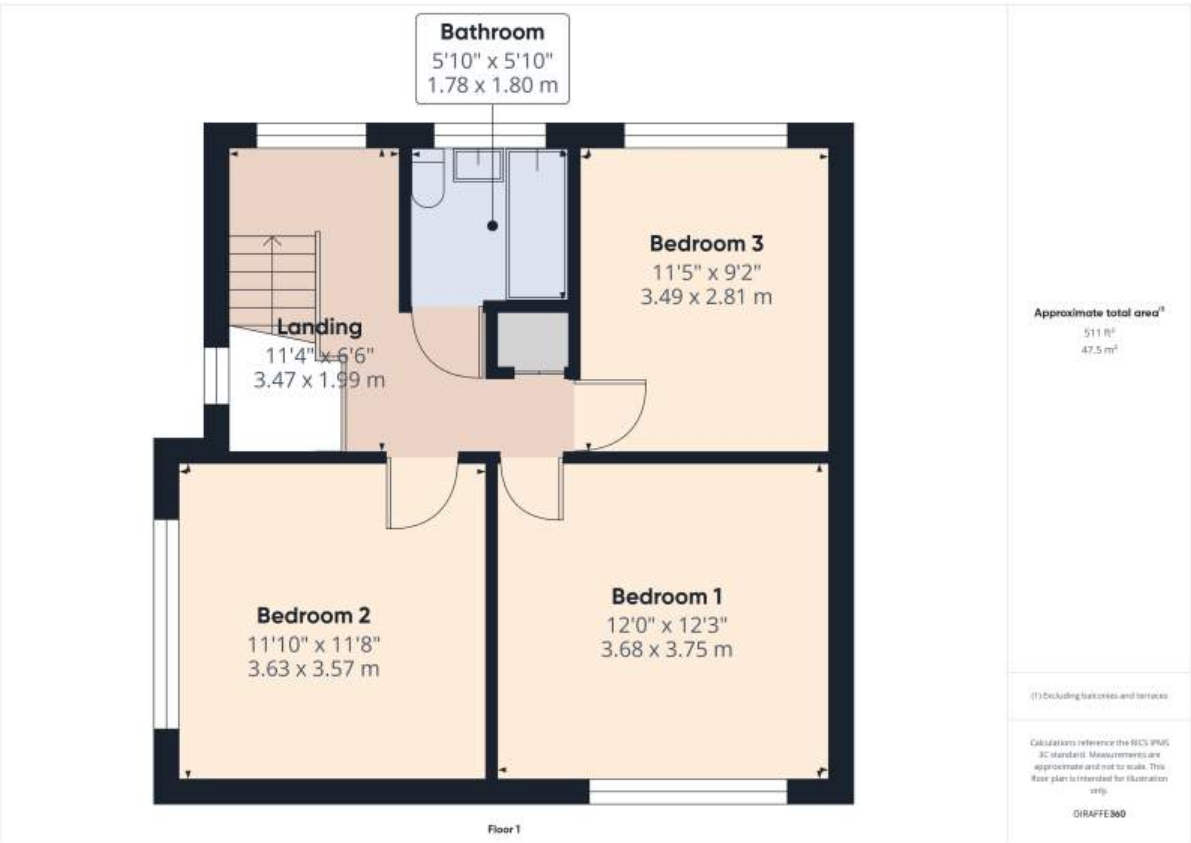
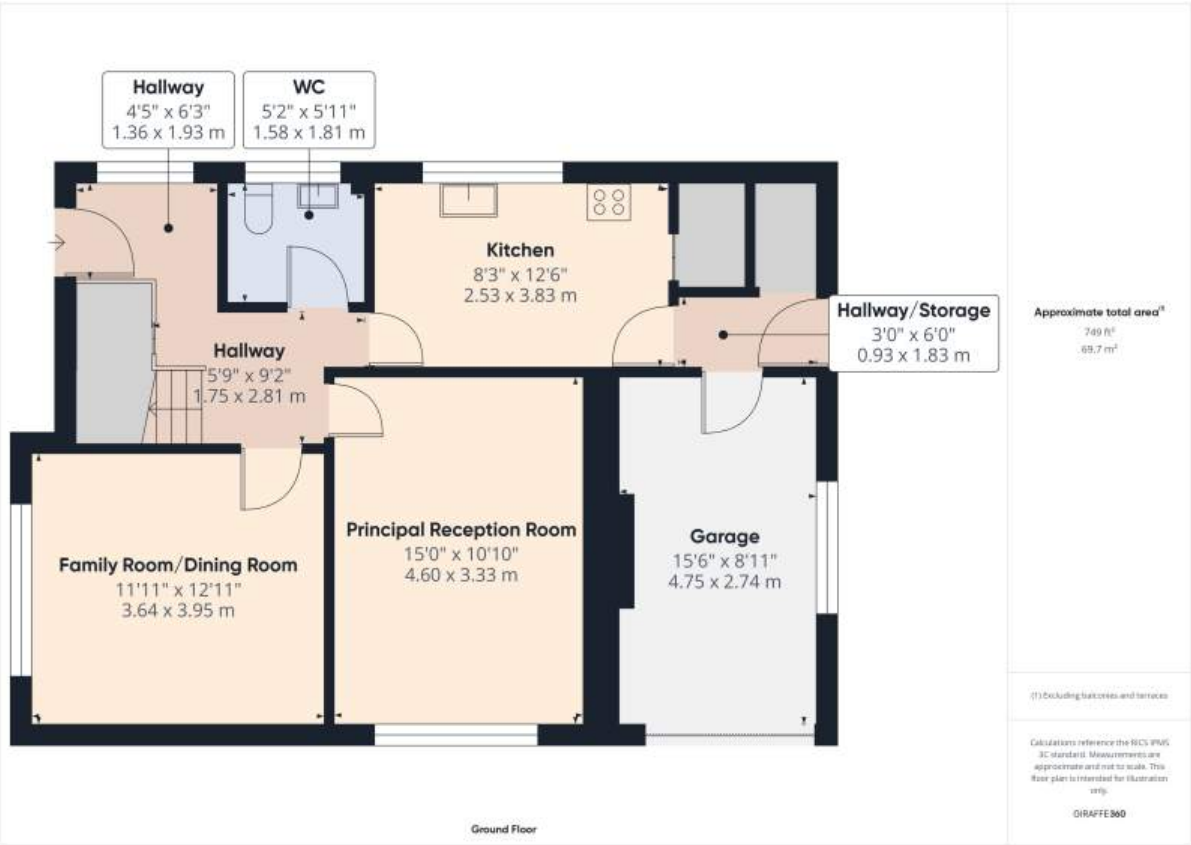
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





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			(69-80) C		
(55-68) D			(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.