



Edwards & Co
property sales & lettings

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Pen-y-Dre
Rhiwbina
Cardiff
CF14

O.I.E.O £560,000



- Enviably located 3 bedroom + loft room semi-detached family home
- Self contained ground floor 1 bed annexe
- Open plan front and rear reception rooms
- Sizeable kitchen/breakfast room
- Additional family room/dining room off kitchen
- First floor family bath/shower room + ground floor wc
- 2 first floor doubles and 1 single bedroom
- Excellent size loft room
- Driveway parking + private rear garden
- Backing on to Whitchurch Golf Club fairways



Ref: PRA53720

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious and extended 3 bedroom + loft room + annexe semi detached family size home backing on to Whitchurch Golf Course Edwards and Co are delighted to offer for sale this enviably located family home in Rhiwbina. The property offers a sizeable self-contained ground floor annexe living room, bedroom and shower room wc plus 3 reception rooms and kitchen/wc. The first floor offers 2 excellent size double bedrooms and 1 single bedroom plus family bathroom/shower room. The loft was added approximately 20-25 years ago and features a large additional bedroom or sitting room with views across the adjacent Golf Course. The loft is accessed via wooden space-saver stairs. MUST BE VIEWED.



Driveway & Front Entrance

Ample block paved driveway parking area with low brick boundary wall. Side access to rear gardens.



Entrance Porch

Bright and welcoming entrance porch with tiled floor and modern decor. Access to entrance hallway.



Entrance Hallway

Entrance hallway providing access to all ground floor rooms and carpeted staircase to first floor.



Annexe Living Area

This bright and inviting living room features a spacious layout enhanced by a skylight that allows natural light to flood the space. The room is finished with wooden flooring, contributing to a warm and homely atmosphere. Large windows with blinds offer views of the outside while providing privacy. Access to bedroom.



Annexe Bedroom

This spacious bedroom features a well-lit interior with ample natural light flowing through the rear-facing windows. The room showcases a wooden floor, enhancing the welcoming atmosphere. Additionally, there are doors leading to the outside area, providing convenient connectivity to the garden. Door to shower room/wc.



Annexe Shower Room

A bright and modern facility off bedroom. The walls are finished with tiling, providing a clean and bright appearance. Natural light enters through a window, enhancing the spacious feel. The flooring is tiled, offering easy maintenance. The room is divided into distinct areas for showering and sanitary convenience, ensuring a practical use of space.



Annexe patio area

Additional patio area off annexe area adjacent to rear garden.



Front Reception Room

The front reception room offers a spacious and inviting environment, ideal for relaxation and social gatherings. The area features large windows that provide ample natural light and a welcoming atmosphere. The flooring is carpeted, contributing to the overall warmth of the space. The ceiling boasts a decorative finish, adding character to the room. Open plan to rear reception room.



Rear Reception Room

The second inviting living room features a spacious layout adorned with carpeting that offers warmth and comfort. The room is well-lit, allowing natural light to flow through expansive windows with decorative curtains. A neutral colour palette enhances the sense of openness and tranquility in the space. The design allows for versatile furniture arrangements, making it suitable for both relaxation and entertaining. Additionally, the room connects seamlessly to other areas, promoting a cohesive living experience.



Ground Floor WC

Ground floor wc and wash hand basin plus storage area.



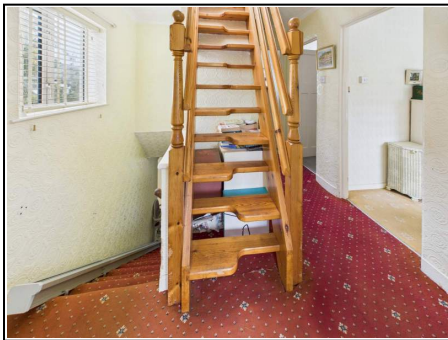
Kitchen/breakfast room

This room features a spacious kitchen area with a well-designed layout. The cabinetry is predominantly white, providing a bright and clean aesthetic, complemented by contrasting dark tiled elements. The room benefits from ample natural light through strategically placed windows. The flooring is tiled, which enhances durability and ease of maintenance. The overall design promotes functionality, making it ideal for cooking and dining.



Family Room

Open plan family room/dining room off the kitchen/breakfast area. French door to rear garden and internal doors to rear reception room.



First Floor Landing

This well-lit hallway features a wooden space-saver staircase leading to the upper floor. The walls are adorned with a patterned wallpaper that contributes to the character of the space. A window allows natural light to fill the area, highlighting the warm tones of the flooring.



Bedroom 1

This spacious bedroom features a bright and airy atmosphere, enhanced by natural light from the window. The room offers a pleasant view of the outdoors, creating a tranquil environment. The flooring is carpeted, contributing to a warm and inviting feel. The walls are finished with a subtle design, adding character to the space. Window overlooking rear garden and Golf Course.



Bedroom 2

This spacious bedroom features a bright and inviting atmosphere, enhanced by natural light from the windows. The room is adorned with neutral wall décor, providing a warm and welcoming feel. Ample storage options contribute to a clutter-free environment, making it an ideal space for relaxation. Windows overlooking the front aspect.



Bedroom 3

A sizeable single bedroom with window overlooking the front aspect.



Family Bathroom

This spacious bathroom and shower room features natural light provided by a generously sized window. The room is equipped with a modern shower enclosure, a separate bathtub, wc and wash hand basin. The flooring has a sleek, dark finish, contrasting with the bright, tiled walls. A decorative border adds a touch of style to the overall aesthetic.



Loft Room

The spacious loft addition features sloped ceilings with natural light streaming in through strategically placed windows. The flooring is laminate, providing a warm and inviting atmosphere. The layout offers flexibility for various configurations to suit different needs. Overall, this room presents a comfortable and versatile living/bedroom area. Plentiful eaves storage areas.



Views

Views across the adjacent fairways of Whitchurch Golf Course from the first and second floor bedrooms and loft room.



Rear Garden

An excellent size, private and enclosed rear garden laid predominantly to lawn with mature trees and planted borders. There are 3 separate patio terraces and the garden backs on to the adjacent Golf Course.



Patio Terrace

Outdoor paved seating area with doors off family room.



Paved Terrace

Additional 'crazy-paved' seating area adjacent to rear garden.

Agents Opinion

This truly is a much loved and much improved and extended family sized home in Rhiwbina. The property offers multi-generational living options with the addition of the ground floor annexe. There are plenty of living/dining and bedrooms to accommodate a growing family in the 'main house'. Formerly a flat-roofed home, we are informed that the pitched roof was professionally installed approximately 20-25 years ago and offers a sizeable loft room/bedroom with robust space-saver staircase leading up from the first floor landing. **ONE DEFINITELY 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

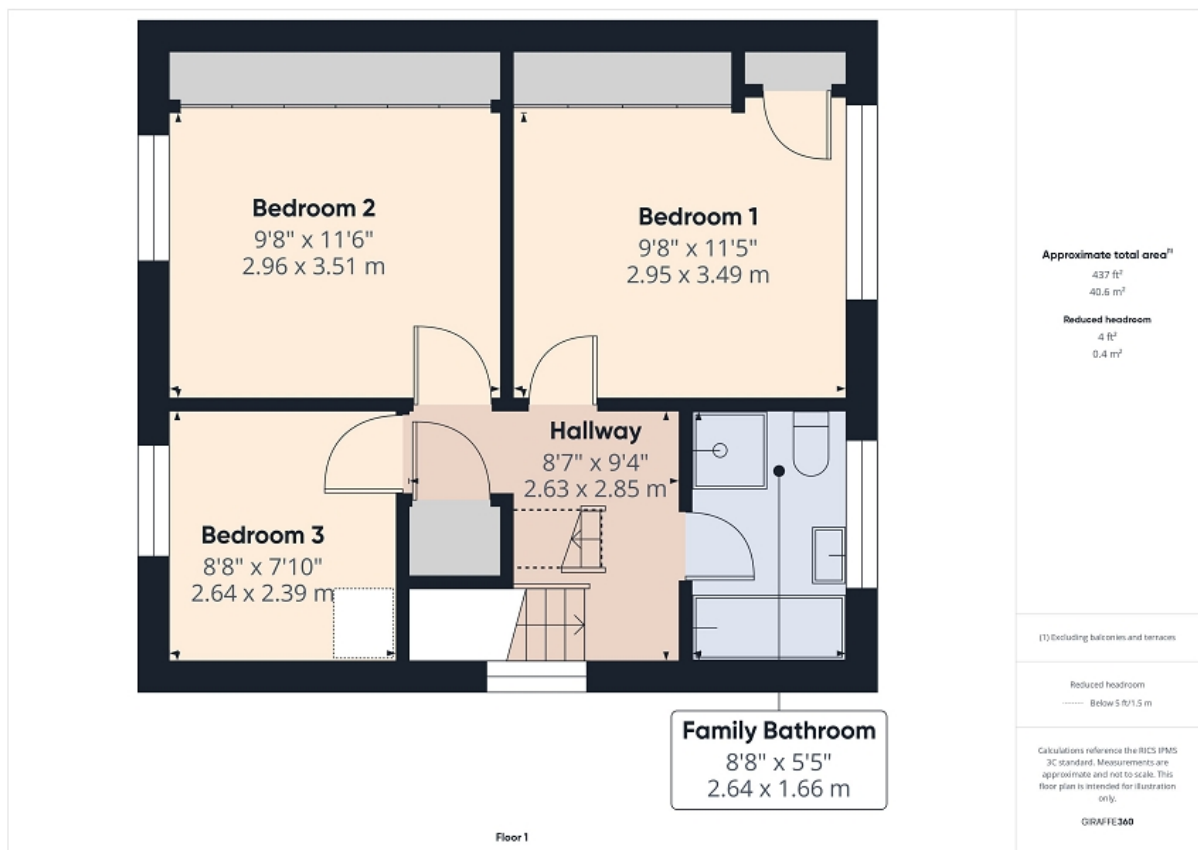
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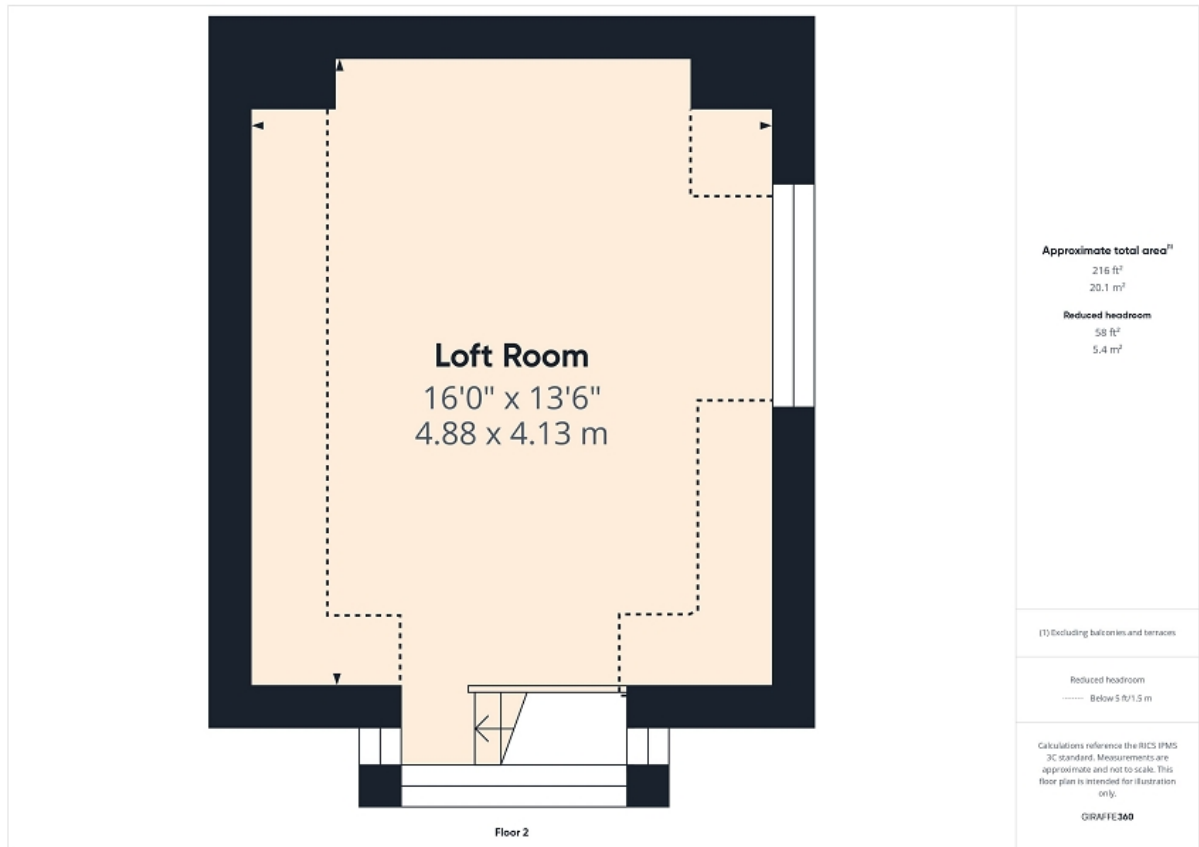
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.

