Edwards & Co
property sales & lettings

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Heol Tyn Y Coed
Rhiwbina
Cardiff
CF14

Guide Price £525,000 to £550,000

- Fabulous 4 double bedroom family sized home
- Modern open-plan kitchen/dining/family room
- Spacious principal reception room
- Utility room + g/floor wc
- 3 excellent size double bedrooms to 1st floor + bathroom
- Superb loft conversion with dressing room and en-suite
- Beautifully presented and maintained
- Front and rear gardens + paved and decked terraces
- Ample driveway parking + detached garage
- First class Welsh and English school catchments

Ref: PRA53917

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £525,000 to £550,000 - Enviably located, spacious and beautifully presented 4 double bedroom family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulously located and very-well maintained 3 storey home on Heol Ty'n y Coed. The property offers extended 3 storey accommodation together with lovely gardens, driveway and detached garage. NOT TO BE MISSED.

Driveway and entrance

Attractive resin driveway to front and side of property leading to detached garage.

Front Garden

Beautifully kept level lawn with planted borders and low brick boundaries.

Detached Garage

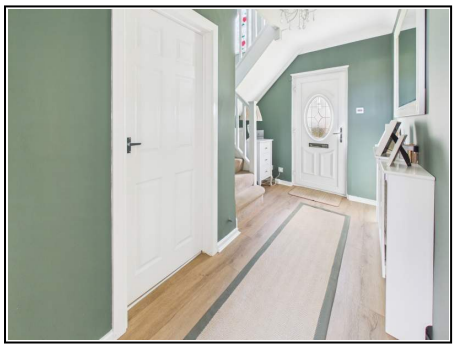
Block and rendered garage with up and over door to far end of driveway. Gate to rear garden

Entrance To Property

Pvc doorway leading with low step into entrance hallway. Outside light.

Entrance Hallway

Spacious and welcoming entrance hallway with carpeted stairs leading to first floor. Doors off to reception rooms, kitchen and utility/ground floor w/c.



Entrance hallway second angle

As depicted.

Principal Reception Room

An excellent size main reception room with large windows overlooking the front garden. Laminate flooring, modern decor and feature fireplace.

Principal Reception Room Second Angle

As depicted.

Kitchen/Dining/Family Room

A modern and open-plan central hub of the home with bright modern decor. Described as follows:

Kitchen

A bright, stylish and very well planned kitchen with fitted appliances, ample base and wall units with modern work tops and breakfast bar end. Windows overlooking the rear garden.

Kitchen Second Angle

As depicted with Belfast style sink and plumbed for dishwasher.

Dining Area

Open plan between the kitchen and family room with ample space for the dining table.

Family Room

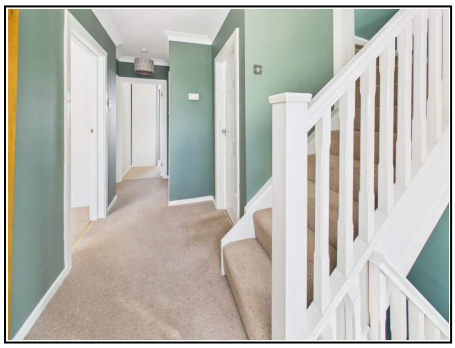
Another excellent size reception room/garden room with bright decor and French doors opening to the rear garden.

Utility Room

A spacious laundry/utility room plumbed for appliances and leading through to the ground floor wc.

Ground Floor WC

Brightly decorated ground floor convenience with wc, wash had basin and window.



First Floor Landing

Bright modern decor and carpeted flooring, Stairs lead up to second floor and doors off to all first floor bedrooms and family bathroom.

Bedroom 2

Formerly the largest of the bedrooms (before the loft conversion) bed 2 is an excellent size double, brightly decorated with carpeted floor and large window overlooking the rear gardens.

Bedroom 3

Bedroom 3 is another excellent size double bedroom with modern decor and carpeted flooring. Large window overlooking the front aspect.

Bedroom 4

Bedroom 4 will comfortably accommodate a double bed and bedroom furniture if desired. Modern decor and carpeted flooring, window to rear aspect.

Family Bathroom

Modern first floor family bathroom with panelled bath and vanity unit with concealed cistern wc and wash hand basin. Window with obscured glazing to side aspect. Towel rail radiator.

Staircase to Second Floor

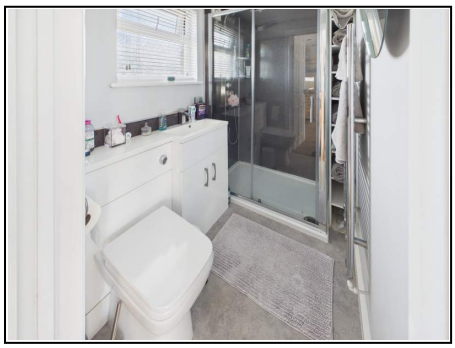
Carpeted staircase to second floor and window with feature inlay.

Second Floor Landing

Velux window and door to Bedroom 1.

Bedroom 1

A particularly spacious and well planned loft conversion with large rear dormer. Bright decor, laminate flooring, Velux window to front aspect and French doors and Juliet balcony to the rear. Doors off to en-suite and dressing room.



En Suite to Bedroom 1

Modern shower cubicle and vanity unit with concealed cistern wc and inset wash hand basin.

Dressing Room

A large walk-in wardrobe/dressing room with hanging rails and window to side aspect.

Rear Garden

A very private and enclosed rear garden with level lawn and well-defined mature boundaries. There are also 2 decked terraces and a paved outdoor entertaining area. Side access to driveway and access door into garage.

Rear Garden Second Angle

As depicted.

Rear Garden Third Angle

As depicted.

Decked Terrace

A large decked outdoor seating area adjacent to the paved terrace and lawn area.

Paved Terrace

A paved all-weather seating/entertaining area looking back towards the property.

Decked Sitting Area

An additional composite decking area with access from the family room.

Agents Opinion

This truly is a fabulously proportioned and extended family home located on one of the areas most popular addresses. The property is ideally placed for easy access to the Village centres of Rhiwbina itself and to the shops and businesses of Llanishen Fach. Excellent schools are all within easy walking distance and therefore this property will appeal to many a family looking for the extra space that this home has to offer. Call to view today, you will not be disappointed.

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:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

Ground Floor Building 1

Approximate total area(1)
716 ft²
66.4 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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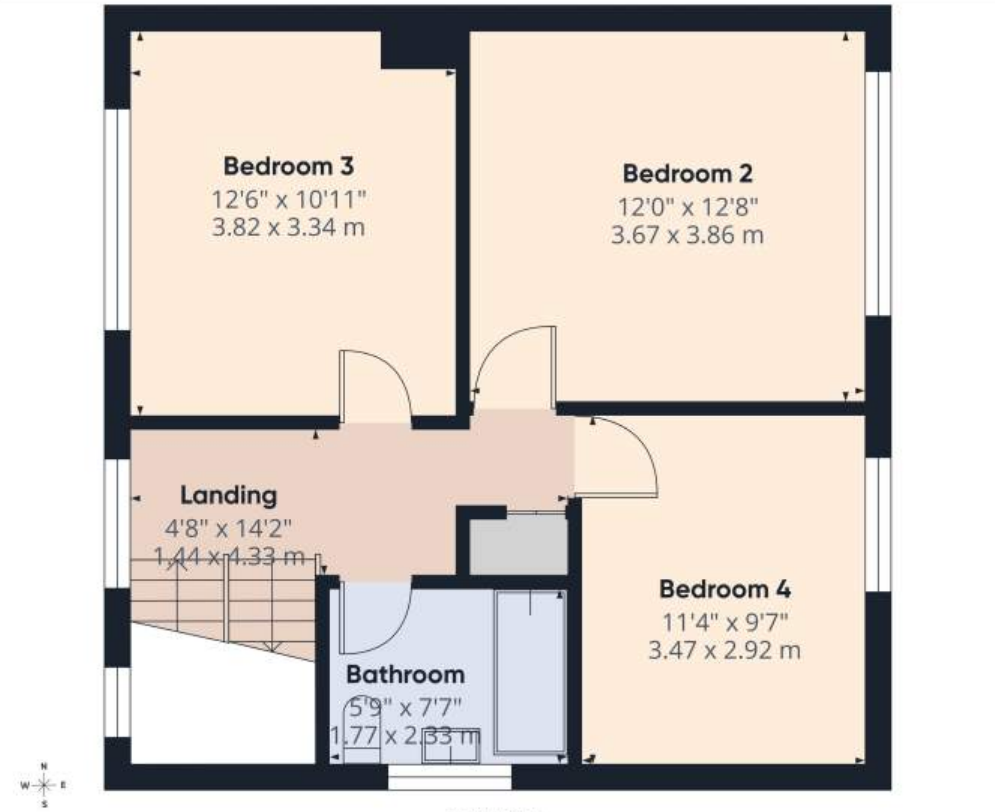

Floor 1 Building 1

Approximate total area(1)
532 ft²
49.3 m²

(1) Excluding balconies and terraces

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Floor 2 Building 1

Approximate total area(1)
408 ft²
38 m²

Reduced headroom
99 ft²
9.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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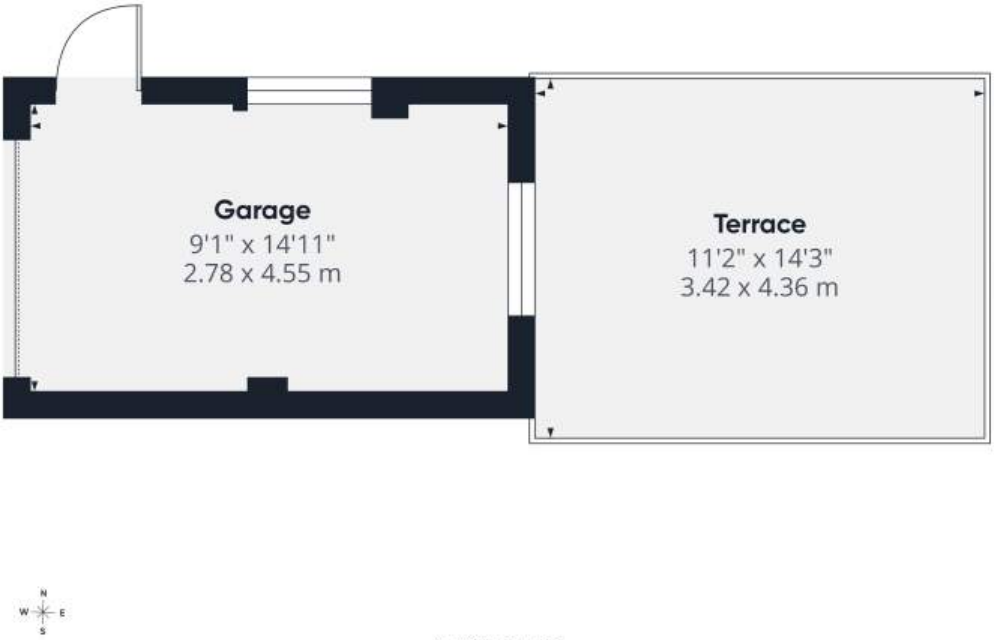

Ground Floor Building 2

Approximate total area(1)
135 ft²
12.5 m²

Balconies and terraces
160 ft²
14.9 m²

(1) Excluding balconies and terraces

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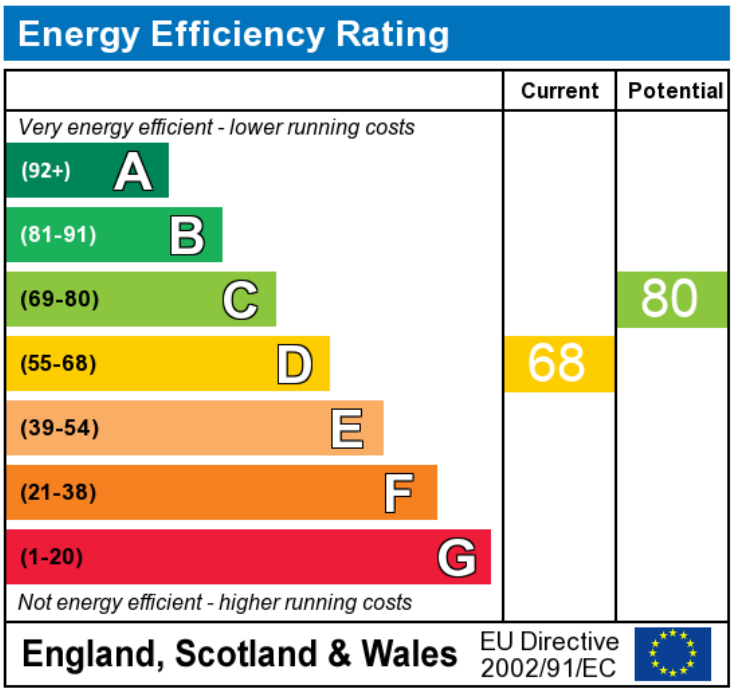
All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence 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.



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.