



Edwards & Co
property sales & lettings

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Heol Y Felin
Rhiwbina
Cardiff
CF14

Guide Price £325,000



- Superb and ideally located 3 bedroom family home in Rhiwbina
- Spacious open-plan living and dining room
- Excellent size fully fitted kitchen
- 2 double bedrooms and one sizeable single/three quarter double
- Stylish and modern 1st floor shower room/wc
- Very well-presented and maintained throughout
- Low maintenance front and rear gardens
- Garage to rear
- 1st class English and Welsh school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53831

Viewing Instructions: Strictly By Appointment Only



General Description

Superb and ideally located 3 bedroom mid-link family sized home in the very heart of Rhiwbina Edwards and Co are delighted to offer for sale this very well-presented home that is located only a short distance from the Rhiwbina Village centre and the nearby and extensive parkland. The property offers spacious accommodation over 2 floors together with sizeable front and rear gardens and garage. IDEAL 1ST TIME BUY OR DOWN-SIZER. MUST BE VIEWED.



Front & Entrance

This property features a mid-terrace design, showcasing a well-maintained exterior with a combination of rendered and stone finishes. The front garden area is paved, providing a low-maintenance outdoor space. The property has large windows that allow for ample natural light, enhancing the overall brightness of the front elevation.



Entrance Hallway

A bright and airy entrance hallway leading to the kitchen and living/dining room. Stairs lead to the first floor accommodation.



Entrance Hallway 2

As described.



Living Area

This spacious living room features a light, airy atmosphere with large windows allowing natural light to flood the space. The room benefits from a traditional fireplace, offering an appealing focal point.



Living/Dining Room

As described.



Dining Area

The dining area features a spacious layout enhanced by natural light streaming through a large window. Lead from the living area this living/dining room makes for a versatile area within the property.



Kitchen

The bright and spacious kitchen features a blend of light and neutral tones, creating a bright and inviting atmosphere. The room is designed with a modern layout, offering ample countertop space for culinary activities. The flooring is finished in a warm wood effect, providing a contemporary touch while ensuring practicality. The kitchen also has easy access to the rear garden through a back door.



Rear Entrance Hall

Rear lobby providing access to rear garden.



Landing

Brightly decorated first floor landing providing access to all bedrooms and family bathroom.



Bedroom 1

Bedroom 1 features a spacious layout and has natural light streaming in through a large window, which offers appealing views of the surrounding greenery. The room is finished with a neutral colour palette, creating a calm and inviting atmosphere. The carpeted flooring adds warmth and comfort to the space.



Bedroom 2

This spacious double bedroom offers a light and airy atmosphere, enhanced by a large window that allows for ample natural light. The decor features neutral walls and soft carpeting, contributing to a warm and inviting environment. This room provides a comfortable living space ideal for relaxation and rest, suitable for personalisation to suit various styles and preferences.



Bedroom 3

Bedroom 3 is a particularly spacious single/three quarter double size bedroom and offers a bright and airy atmosphere, featuring large windows that allow ample natural light to flood in. The neutral wall colours enhance the sense of space, while the carpeted flooring adds warmth and comfort.



Bathroom

The modern former bathroom now has been given a contemporary make-over with modern tiling, furniture and a stylish walk-in shower cubicle. 3 windows with obscured glazing allow plenty of natural light to illuminate the space.



Paved Patio Area

The rear garden has been fully paved and landscaped to provide a low maintenance and very private outdoor space. The garden is bordered by well-defined boundaries and a gate access the communal garage area to the rear.



Garage

Single garage with up and over garage door in block to the rear.

Agents Opinion

This really is a fantastically located and priced family sized home within walking distance of the local parkland and Rhiwbina Village centre. The property will make an ideal first time buy or down-sizer and really must be viewed 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

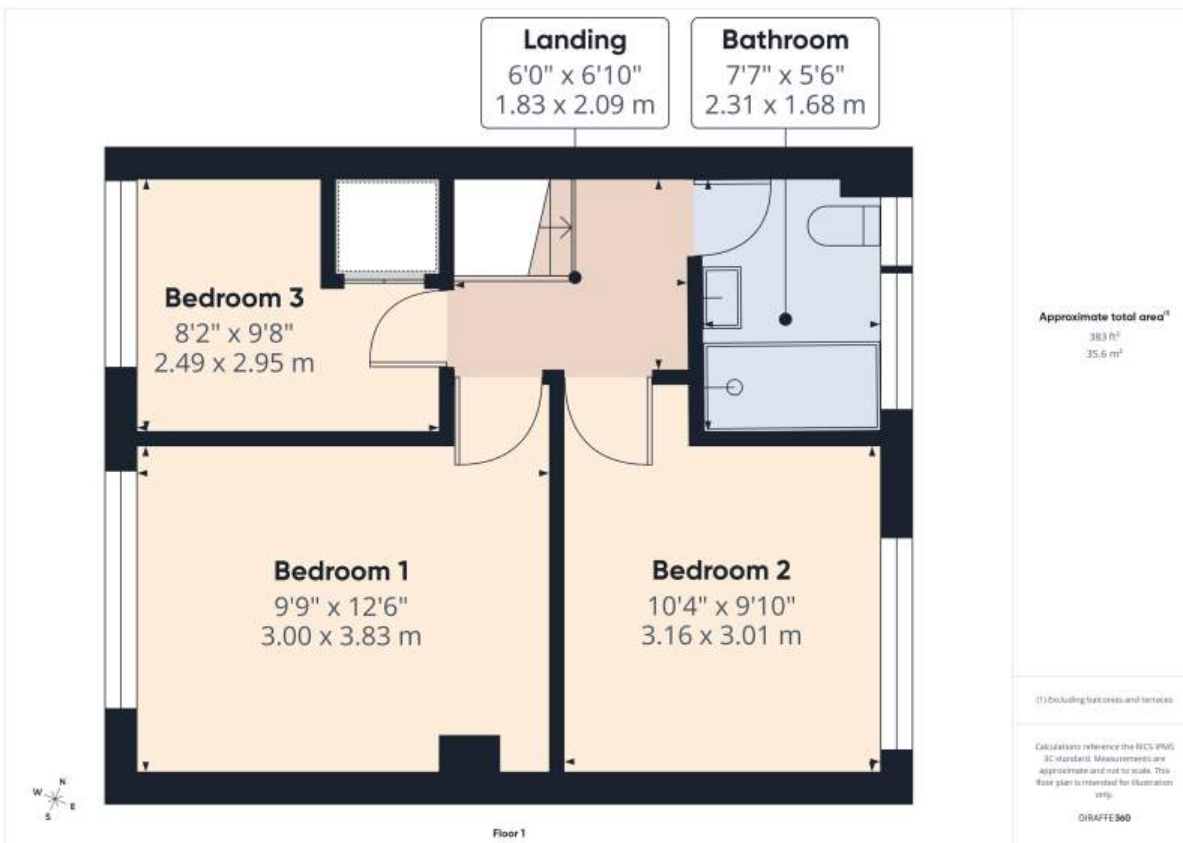
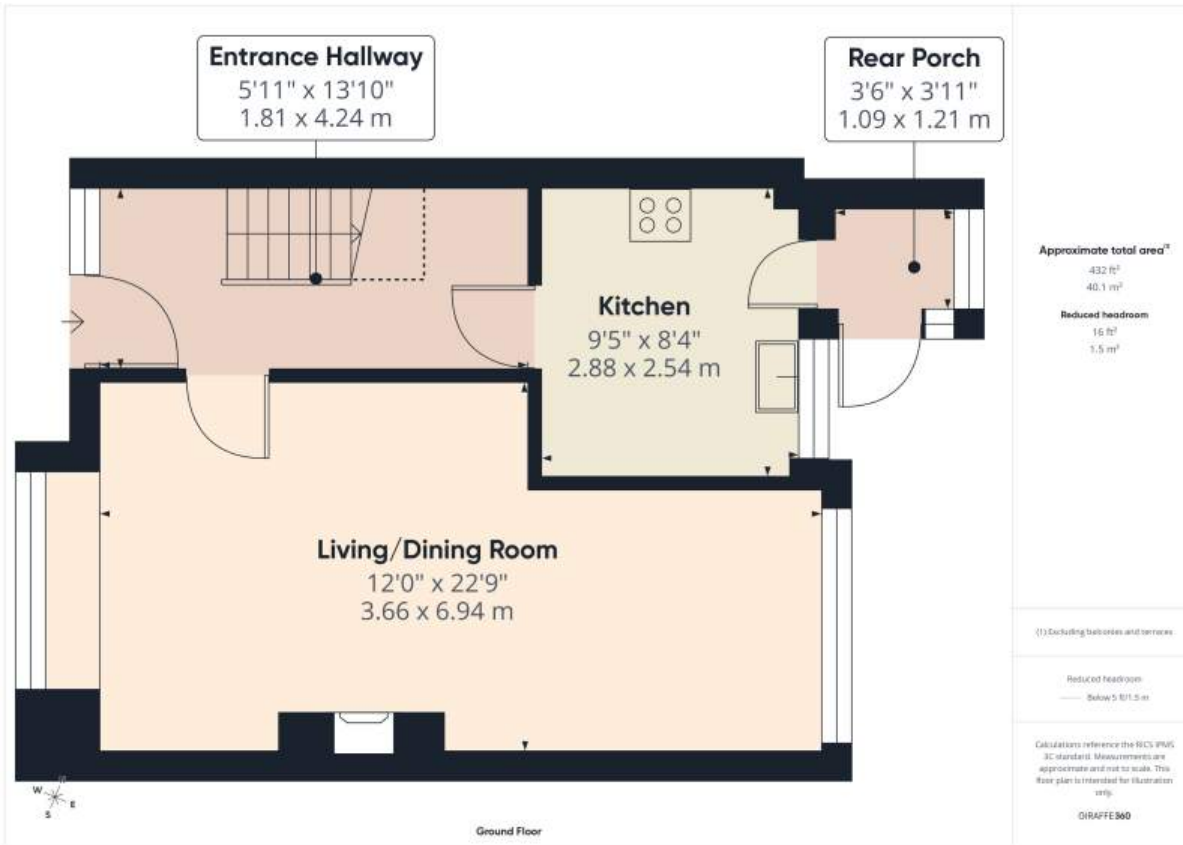
Mains Electric, Mains Drainage, Mains Water, Mains Gas

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.