



Edwards & Co
property sales & lettings

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Heol Hendre
Cardiff
CF14

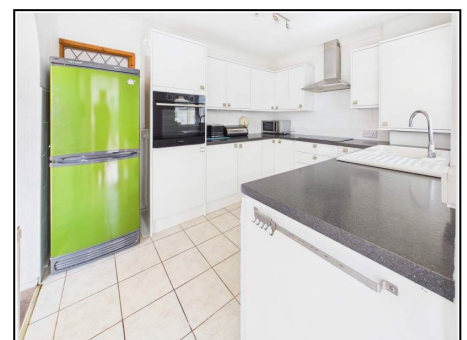
Guide Price £345,000



- Spacious and ideally located 2 bedroom bungalow in Rhiwbina
- Open plan and spacious living/dining room leading to sun Room
- 2 excellent size double bedrooms
- Stylishly presented and well equipped kitchen
- Sizeable family shower room/wc
- Private and enclosed southerly facing rear garden
- Detached garage + driveway providing for ample off-road parking
- Conveniently located to all local amenities
- NO UPWARD CHAIN
- CERTAINLY ONE NOT TO BE MISSED

Ref: PRA53837

Viewing Instructions: Strictly By Appointment Only



General Description

Ideally located and spacious semi-detached 2 double bedroom bungalow in Rhiwbina Edwards & Co are delighted to offer for sale this very well situated property that is close to all local amenities in Rhiwbina, and a only short distance from the A470 leading into Cardiff City Centre and onto the M4. The bungalow benefits from 2 sizeable double bedrooms, bright living/dining room, southerly facing private garden, garage and ample off-road parking. The property benefits from NO ONWARD CHAIN as is not one to be missed.



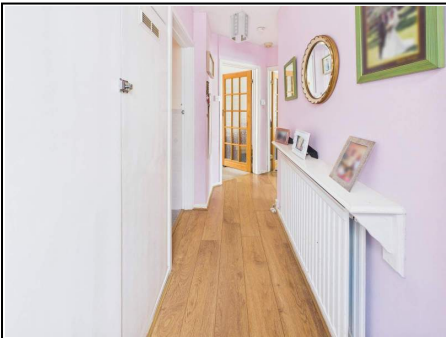
Front & Entrance

A well-presented semi-detached bungalow featuring a charming exterior. The front garden is low-maintenance and the property benefits from having a spacious driveway which provides convenient off-street parking. There is also the benefit of a detached garage and rear private garden. The property is double glazed throughout and has gas central heating.



Entrance to property

A well maintained front door giving access to the property.



Entrance Hallway

This property features a welcoming and bright entrance hallway. The flooring is executed in a warm, wooden finish, enhancing the overall spacious and inviting atmosphere. Natural light flows through from adjoining rooms, creating a bright environment. The layout allows for easy access to various areas of the property, showcasing a practical design that optimises space.



Entrance Hallway 2

As described.



Living/Dining Room

This inviting living space features a spacious layout with natural light flowing in from the adjoining dining area. Large sliding doors lead to the rear garden creating a seamless indoor-outdoor connection. The space is well-proportioned, ideal for family living and entertaining.



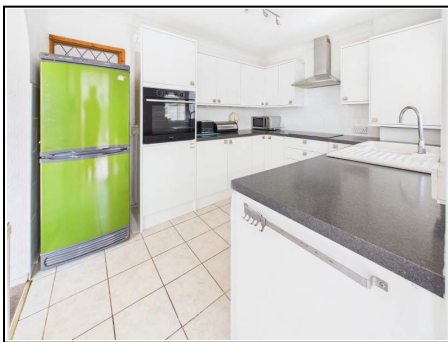
Living Area

As described.



Dining Area

As described leading to the kitchen.



Kitchen

This kitchen offers a functional and modern design with a clean and bright layout. The cabinetry is finished in white, providing a contemporary feel. The work surfaces are sleek and provide ample space for preparation. The flooring is tiled for easy maintenance, contributing to the overall practicality of this space. Natural light is available from the windows to the rear of the property.



Bedroom 1

Bedroom 1 provides for a spacious double bedroom with a bay window to the front aspect providing ample natural light.



Bedroom 2

Bedroom 2 is another large double bedroom which has ample natural light from the window to the front aspect of the property.



Sun Room

This conservatory features a bright and airy design with large windows that provide ample natural light and a view of the surrounding garden. The floor is tiled, offering easy maintenance and durability. Additionally, the space provides direct access to the garden, enhancing the connection between indoor and outdoor living. To the side is a door leading to the driveway.



Shower Room/Wc

A bright and spacious bathroom comprising of a shower cubicle, WC and wash hand basin. There is a window to the side aspect providing natural light. Furthermore there is a useful storage cupboard to the side.



Garden

This outdoor area features a well-maintained southerly facing garden offering a blend of gravel and natural elements. The garden is bordered by neatly arranged hedges and shrubs, providing a sense of privacy. To the side are useful garden sheds providing storage options.



Garden 2

As described.



Garden 3

As described with patio doors leading to the dining area.

Garage

The property benefits from a sizeable detached garage.

Agents Opinion

This is a wonderful opportunity to acquire a spacious and ideally located bungalow in the sought after area of Rhiwbina, North Cardiff. The property is a short distance from all local amenities and benefits from having ample living space including 2 large double bedrooms. The property further benefits from having ample off road-parking and gardens in a quiet residential area. This is truly a great opportunity with no onward chain.

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

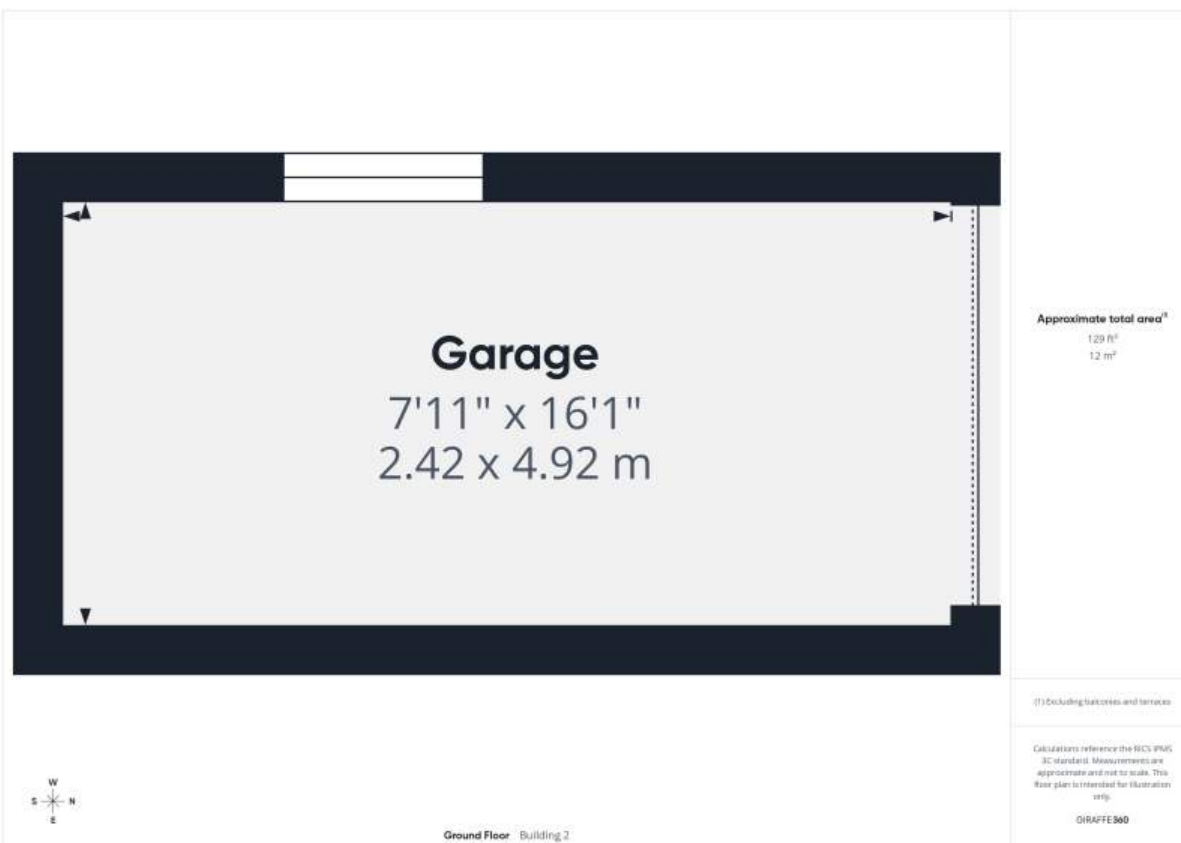
Mains Electric, Mains Drainage, Mains Water, Mains Gas

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.