



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Pen-Y-Dre
Rhiwbina
Cardiff
CF14

Offers In The Region of £450,000



- Enviably located 3 bedroom end of terrace family home.
- 2 large double bedrooms and generous third
- Open plan kitchen/ dining area with views to rear garden.
- Extensive and very well maintained rear garden.
- Modern family bathroom.
- First class school catchments for Rhiwbina PS, Whitchurch HS and Welsh PS/HS
- Gate at the back of the garden opening on to Parc- y - Pentre.
- Lane to provide side access to both properties.



Ref: PRA53435

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented three bedroom Grade 2 Listed terrace house in the Village Edwards & Co are delighted to offer for sale this immaculate three bedroom family home in Rhiwbina. The property boasts generous living accommodation, reception rooms, open plan kitchen/dining area, family bathroom on the first floor plus three generous bedrooms. The property also benefits from a well maintained front and rear gardens and a gate at the bottom of the garden providing access to Parc-y-Pentre. MUST BE VIEWED.



Entrance Hallway

Wooden front door, wooden flooring, single light pendant, carpeted stairs.



Principal Reception Room

PVC window to front aspect, two single light pendants, two wall lights, wooden framed door to rear aspect, carpet, radiator, gas fire.



Principal Reception Room Second Angle



Kitchen/Dining Area



Kitchen

Two PVC windows to rear aspect, wooden door to rear garden ,single light pendant, wooden flooring,a range of base and wall mounted cabinets with contrasting square edge countertops,quartz worktops and inset Belfast style sink and brush gold mixer tap,integrated fridge and freezer, integrated slim line dishwasher , integrated washing machine.



Kitchen Second Angle



Kitchen Third Angle



Additional Picture 2

Kitchen window overlooking garden.



Dining Area

PVC window to front aspect, single light pendant, wood block flooring, radiator.

Dining Room/Second Reception Room



Additional Picture



First Floor Landing

PVC window to rear aspect, single light pendant, doors to al rooms.



Bedroom 1

Wooden framed window to front aspect, single light pendant, carpet,radiator,wardrobes.



Additional Picture 3



Views



Bedroom 2

Wooden framed window to front aspect, single light pendant, radiator, fireplace, carpet, two storage cupboards.



Bathroom

PVC window to rear aspect, spotlights, tiled flooring, radiator, WC with inset flush, wash hand basin, bath unit with overhead shower.



Bedroom 3

PVC window to rear aspect, single light pendant, radiator, fireplace, carpet.



Rear Garden

Lawn area, shed, mature bushes and shrubs, gate providing access to parc y pentre.



Rear Garden 1



Rear Garden 2

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:45

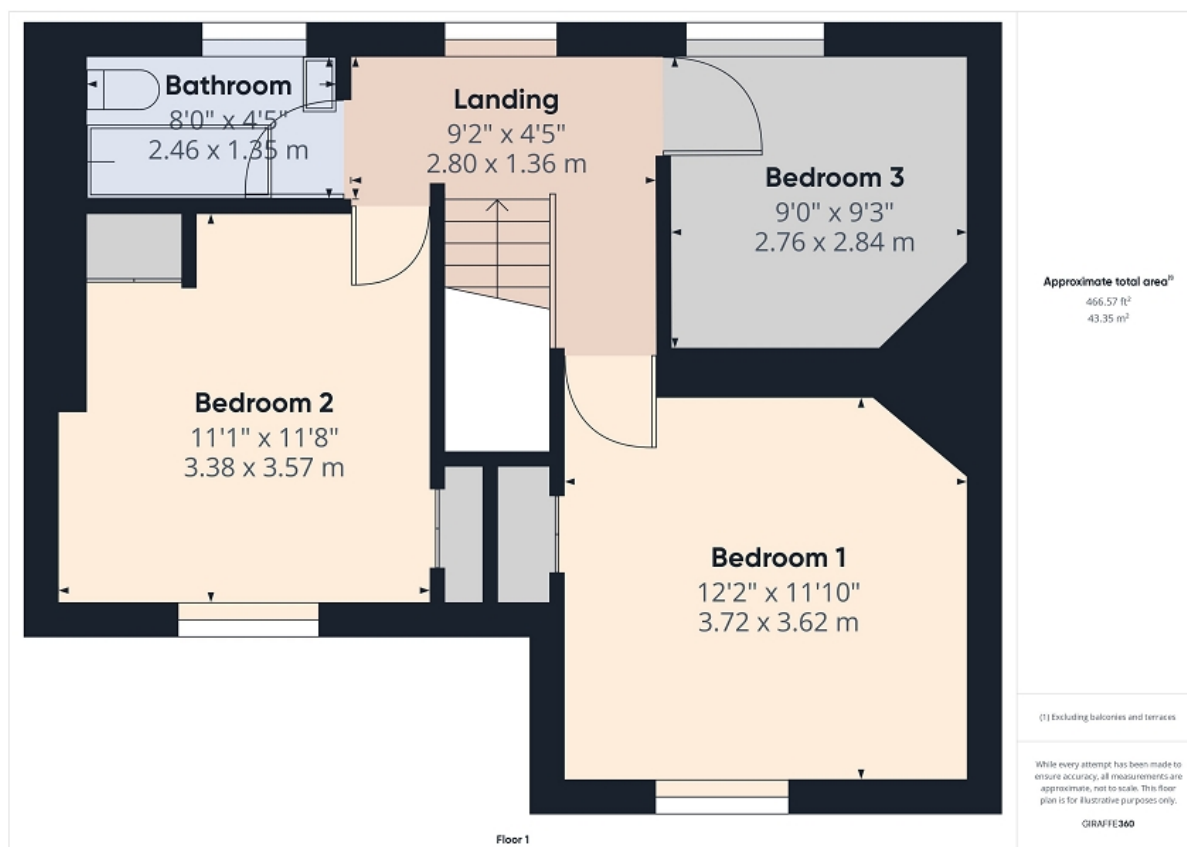
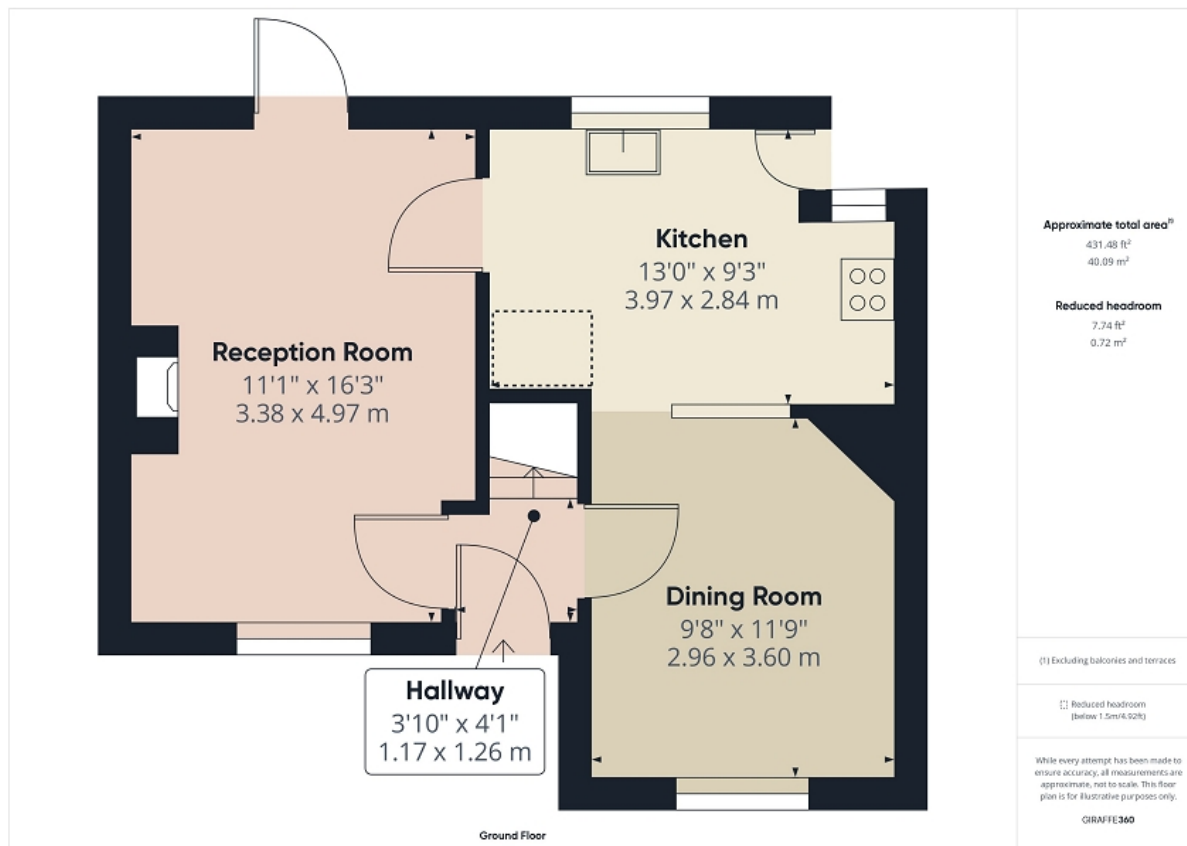
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





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		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(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.