



**Edwards & Co**  
property sales & lettings

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Heol Mabon  
Cardiff  
CF14

Guide Price £595,000



- Immaculately presented 3 bedroom home in Rhiwbina
- Recently renovated and remodelled/extended + exceptionally well-presented
- 3 double bedrooms + potential to split main bedroom into another bedroom.
- Modern open plan kitchen/dining area + family room
- En-suite with bath and shower + separate family shower room
- Ample off-road parking with driveway and front garden
- Beautifully landscaped rear garden
- Circa 1250 square feet of internal living space
- First Class catchment for Welsh and English schools
- CALL TO VIEW TODAY!

Ref: PRA53826

Viewing Instructions: Strictly By Appointment Only



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## General Description

**\*CALL US TODAY TO ARRANGE IMMEDIATE VIEWINGS -** A truly impressive, spacious and immaculately presented 3 bedroom semi detached single storey dwelling in Rhiwbina\* Edwards & Co are delighted to offer for sale this superbly remodelled and extensively renovated property that offers an internal footprint boasting circa 1250 square feet. This property has been designed to an exceptional standard in the style of a Floridian single storey dwelling with a large modern open plan kitchen dining area, stylish living area, 3 double bedrooms (potential to split the main bedroom into two double bedrooms) principle bedroom with en-suite and a separate family shower room. It further benefits from driveway parking, a southerly facing landscaped garden and a first class catchment for both Welsh and English primary and Secondary schools. Rhiwbina Village and Llanishen Fach centre are both within easy reach for all local amenities. **MUST BE VIEWED TO FULLY A**

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### Driveway & Front Entrance

Driveway leading to property, recently landscaped front garden. Main entrance located to side of property.

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### Entrance Hallway

This hallway features a well-maintained layout with a light and welcoming atmosphere. The walls are in a neutral tone, complemented by a warm wooden finish that adds character, natural wood floor runs throughout the space. The area is well-lit, with ample natural light coming from a skylight, enhancing the overall openness. There are built-in storage solutions along one side, maximising space efficiency. The hallway leads to access points for other rooms, ensuring a functional flow throughout the property.

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### Kitchen/Dining Area

This spacious open-plan kitchen and dining area features a 20ft high vaulted ceiling, enhancing the sense of space and light and offering a degree of opulence. Large windows, complemented by skylights, allow for generous natural light throughout the room. The room offers a seamless connection to an outdoor area, providing a vibrant indoor-outdoor flow. The neutral colour scheme and contemporary design contribute to a modern, inviting atmosphere. The flooring is a light wooden style, adding warmth to the space. Overall, this room is designed to be both functional and aesthetically pleasing, suitable for both casual living and entertaining with a living area attached.

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### Additional Picture

Modern bifold doors leading to the outside south facing garden area.

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## Additional Picture 2

Spacious dining/kitchen area designed to facilitate both cooking and dining, making it an ideal space for entertaining. It offers a seamless connection to the adjoining areas, enhancing the flow of the home.



## Kitchen

This contemporary high end kitchen finished in December 2025 features a spacious layout with a combination of sleek white cabinetry and a contrasting dark island. The stylish design incorporates a blend of modern and functional aesthetics, perfect for both cooking and socialising. The neutral colour scheme is complemented by light wooden flooring, enhancing the overall brightness of the space.



## Kitchen Second Angle

As described.



## Kitchen Third Angle

As described.



## Dining Area

As described.



## Living Area

A remodelled living area featuring an open layout with a spacious and inviting atmosphere. The flooring is crafted from herringbone-patterned wood, adding a classic touch to the space. Natural light floods in through large windows, from the open kitchen/dining area. There is a brand new large fireplace with decorative detailing, providing a focal point in the room. The ceiling has a unique design element, contributing to the overall aesthetic. This area seamlessly connects to an adjacent space, promoting a fluid flow throughout the home.

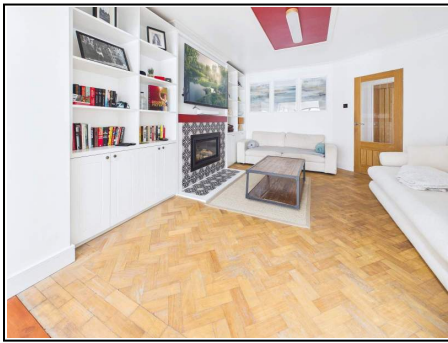
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## Living Area Second Angle

As described.

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## Living Area Third Angle

As described.

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## Bedroom 1 with Dressing Area

This spacious bedroom features an abundance of natural light, enhanced by a lantern skylight. The room is designed with a contemporary aesthetic, showcasing clean lines and a neutral colour palette. The flooring is finished in warm tones, providing a welcoming atmosphere. The layout offers ample space which can easily accommodate for potentially another bedroom.

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## Bedroom 1

As described.

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## Bedroom 1 Second Angle

The bedroom is enhanced by large windows that allow for ample natural light. The room features a modern layout with sleek lines and an open feel. Access points to additional areas are conveniently located within the space with access to the En Suite and Kitchen/Dining area.



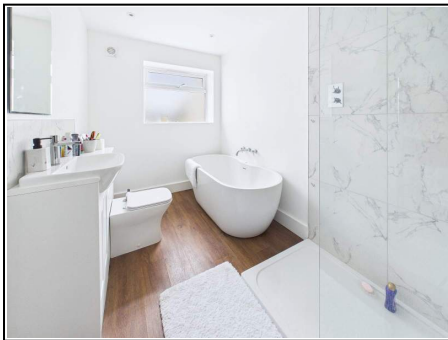
## Bedroom 1 with En Suite Bathroom

As described.



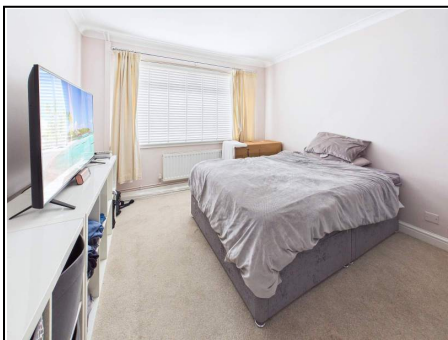
## En Suite Bathroom

Modern and spacious En Suite bathroom renovated in December 2025. The walls are elegantly finished, complemented by contemporary styling. Natural light streams in, creating a bright environment. The flooring is designed for durability and easy maintenance.



## En Suite Bathroom to Bedroom 1

The En suite comprises of a WC, Bath, Shower unit with a rainfall shower and Wash hand basin set in a vanity unit.



## Bedroom 2

Large double bedroom freshly decorated with a window to front aspect providing for ample natural light.



## Bedroom 2 Second Angle

As described.



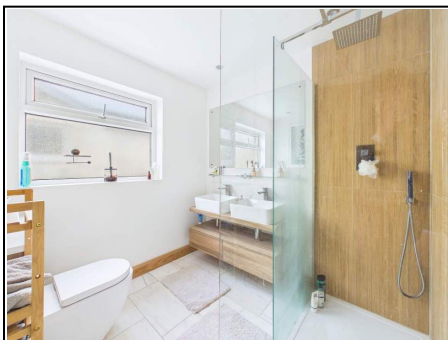
## Bedroom 3

Bedroom 3 provides for another large double bedroom which has a window to the front aspect providing for ample natural light. This bedroom has also been freshly decorated.



## Bedroom 3 Second Angle

As described.



## Shower Room

A stylish Shower Room featuring a spacious layout with ample natural light provided by a large window, WC and useful 2 separate Wash hand basin's with mixer taps. It includes a rainfall shower set in a glass shower enclosure with a stylish tiled wall, contributing to a contemporary aesthetic. The floor is finished with large tiles, offering a clean and sleek look. The overall design is accentuated by neutral colour tones, ensuring a bright and inviting atmosphere.



## Additional Picture 3

As described.



## Garden

Landscaped rear garden approached from the Kitchen/Dining area through modern bifold doors. The garden benefits from being southerly facing.

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## Garden 2

As described.

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## Garden 3

This attractive outdoor space features a well-maintained garden with artificial grass, providing a low-maintenance area for relaxation and outdoor activities. The layout offers a spacious environment ideal for entertaining or enjoying leisurely moments. Surrounding the space, you will find gravel pathways that enhance the overall aesthetic, complementing the neatly designed boundaries.

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## Additional Picture 4

As described.

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## Agents Opinion

This is a truly unique property with a lovely open ceiling in the kitchen/dining area. The property has recently been modernised to a very high standard and provides for ample space with 1250 square foot to it's name and 3 Double bedrooms. Furthermore the main bedroom has the potential to be split into another double bedroom providing for further accommodation. This is truly a special property with no work needed and having a unique charm. It must be viewed to be fully appreciated.

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## 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.

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# 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

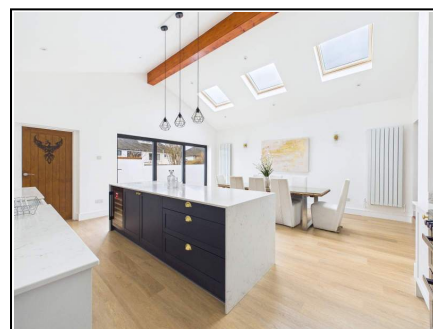
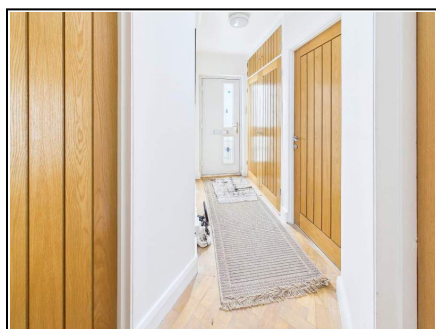
EPC Rating:72

## 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.*