



Edwards & Co
property sales & lettings

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Y Groes
Rhiwbina
Cardiff
CF14

Guide Price £400,000



- Fabulous 2 double bedroom Garden Village home on Y Groes
- Spacious principal reception room
- Additional dining room
- Stylish fully fitted kitchen
- 2 excellent size double bedrooms
- Modern first floor family bathroom
- Beautifully presented and maintained throughout
- Front garden overlooking the central green
- Large, private and enclosed rear garden
- First class Welsh and English school catchments



Ref: PRA53833

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and enviably located 2 double bedroom Garden Village house on Y Groes, Rhiwbina Edwards and Co are delighted to offer for sale this fabulous property located on one of Rhiwbina's most desirable addresses. The property overlooks the central green and offers spacious 2 storey accommodation together with large rear garden and front garden. The house is within only a very short walk of the Village centre, schools and local parkland. Certainly one not to be missed.



Front Garden

A charming front garden area welcomes you with a well-maintained pathway leading to the entrance. The garden features a neatly arranged lawn bordered by low hedges and established shrubs, providing a pleasant and inviting atmosphere. Seasonal flowering plants add a splash of colour, enhancing the overall appeal of the outdoor space. Ample natural light fills the area, creating a bright and airy feel. The garden is easily accessible from the pathway, making it a perfect spot for enjoying the outdoors. The surrounding 'Y Groes' area provides for a beautiful backdrop for the property.



Entrance Porch

This welcoming entrance porch features a double door design with large glass panels, allowing for ample natural light to illuminate the space. The doors are framed by additional side windows that enhance the sense of openness.



Entrance Hallway

The entrance hallway features a staircase leading to the upper levels. The walls are painted in a light colour, contributing to a bright and airy feel. Natural light filters in through the entrance porch, which has a partially frosted glass design, enhancing privacy while still allowing light to enter. The hallway offers access to additional rooms and includes a radiator for heating. Additionally there is a useful under stairs storage cupboard.



Kitchen

The modern kitchen features a well-designed layout, maximising both space and functionality. The walls are part tiled with classic white subway tiles, providing a contemporary aesthetic. A generous window allows for ample natural light, enhancing the bright and airy feel of the room. The flooring is comprised of large, glossy tiles, contributing to the overall clean and sleek appearance.



Principal Reception Room

This well-appointed living room features a spacious layout with neutral-coloured walls and carpet, creating a bright and inviting atmosphere. Large windows allow for ample natural light, illuminating the space throughout the day and providing for a beautiful view over the central green. The overall design promotes a sense of openness, making it ideal for relaxation and social gatherings. The room's focal point is the elegant fireplace area, providing a warm and cozy ambiance.



Dining Room

The room features an inviting layout with ample natural light. The walls are painted in a soft shade, creating a warm and welcoming atmosphere. The flooring is a stylish parquet design, adding character to the space. Large windows offer a view of the rear garden, enhancing the connection between the indoor and outdoor environments. This room is well-suited for various uses, such as dining or entertaining.



First Floor Landing

A bright and airy landing features a sloped ceiling and is characterised by a neutral colour palette, enhancing the sense of space. Natural light floods in through a generously sized window, offering views of the lush outdoor greenery. Doors lead to the bedrooms and bathroom.



Bedroom 1

This spacious double bedroom features a large window facing the central green, allowing ample natural light to fill the room. To the side is a very useful storage cupboard.



Bedroom 2

Bedroom 2 provides for another spacious double bedroom with a large window to the rear aspect providing ample natural light. Furthermore there are built in wardrobes that provide for storage options.



Bathroom

This bathroom features a modern and spacious design, with a clean and bright aesthetic. The bathroom comprises of a WC, Wash hand basin with mixer tap, and bath with shower screen and rainfall shower head. The walls and flooring are beautifully tiled and natural light floods in through a window, creating an inviting atmosphere.



Rear Garden

This excellent size garden area features a well-maintained lawn surrounded by a variety of established shrubs and greenery, providing a sense of privacy and tranquillity. The space is predominantly level and open, ideal for outdoor activities and gardening. The boundary is defined by hedges, which enhances the secluded feel of the area.



Rear Garden Second Angle

As described.



Rear Garden Third Angle

As described.

Agents Opinion

This is truly a wonderful property in an amazing location on a corner plot and overlooking the central green in Y Groes. The property is well presented and is within a very short walk to Rhiwbeina Primary School and the Village centre. This is a fabulously priced property and one not to be missed. Early viewings are strongly recommended.

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:61

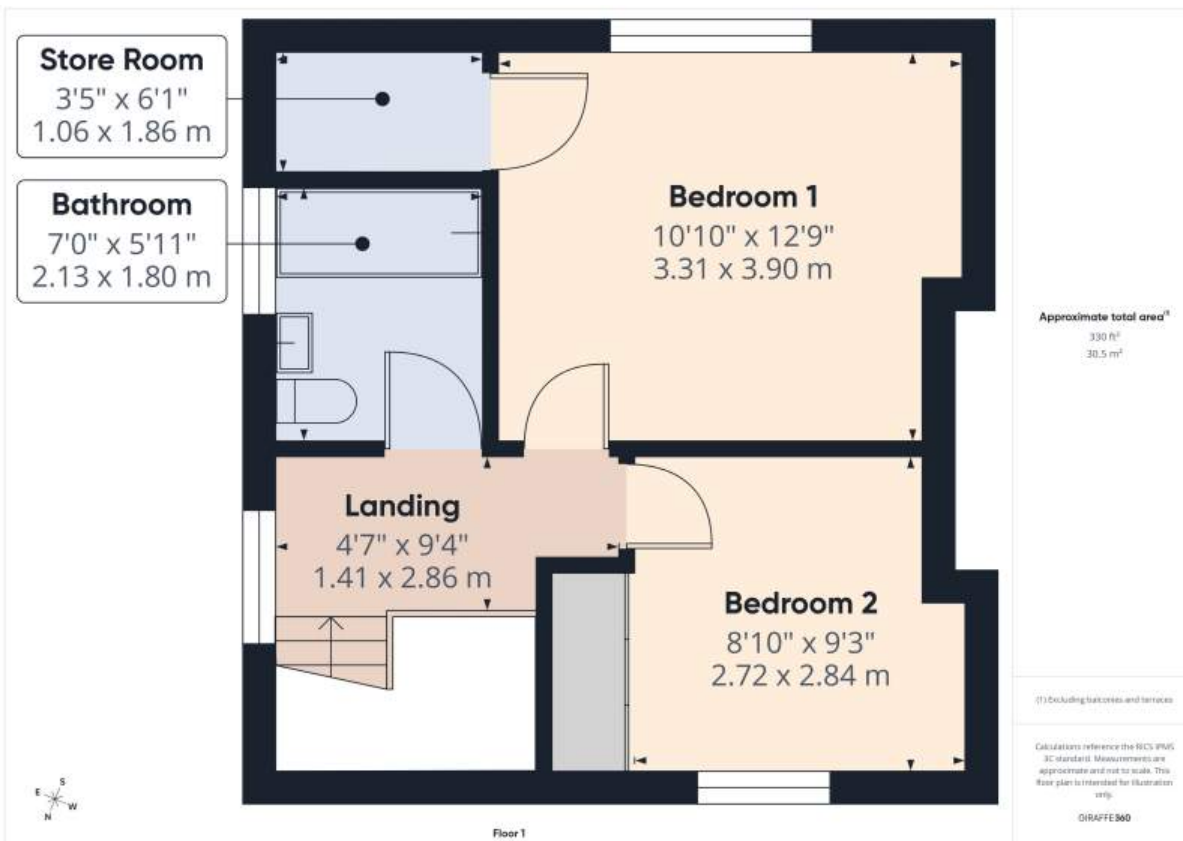
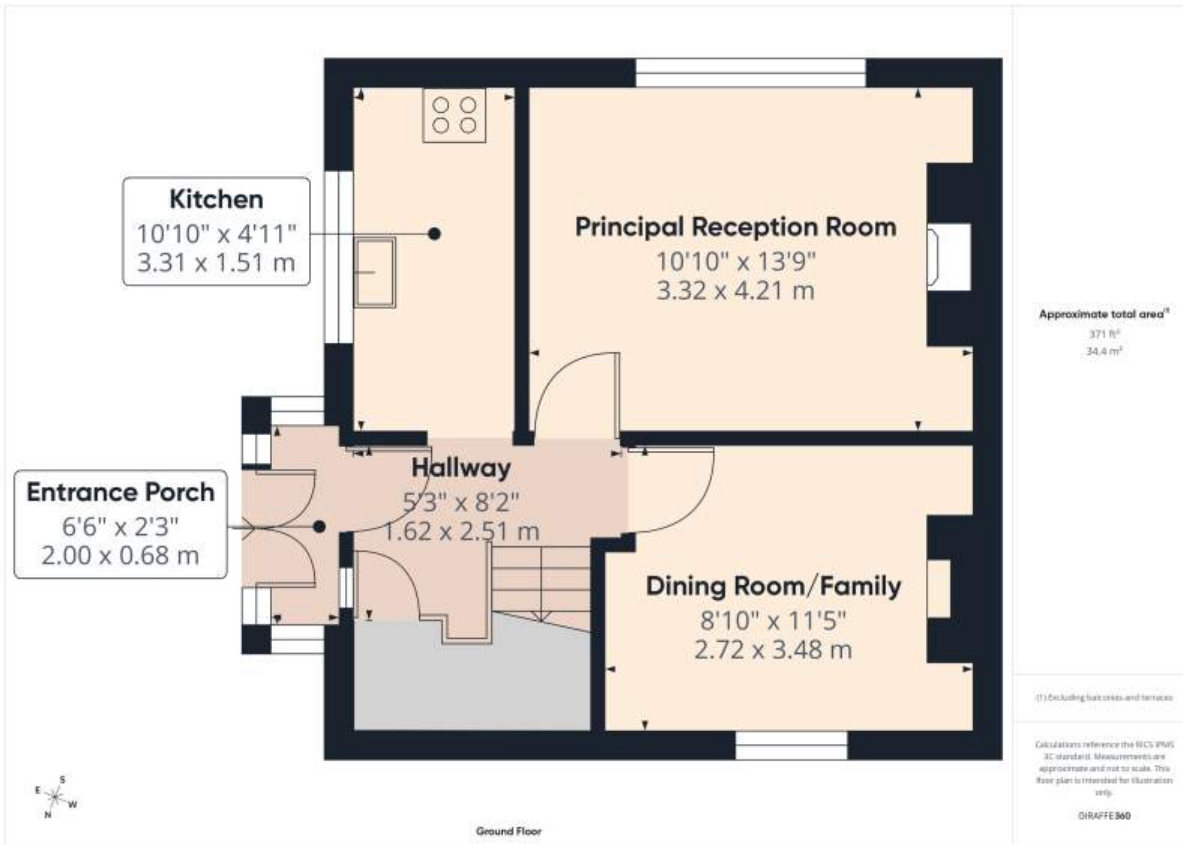
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E







Ground Floor



Floor 1



Approximate total area⁽¹⁾
701 ft²
64.9 m²

(1) Excluding balconies and terraces

Calculations reference the BCS (RICS) JIC standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 360

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.