



Edwards & Co
property sales & lettings

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Homelands Road
Rhiwbina
Cardiff
CF14

Offer Over £470,000



- Modern semi-detached 3 bedroom family home
- Spacious lounge + open plan living/kitchen/dining area
- Fully fitted kitchen with utility space
- 2 well proportioned double bedrooms + sizeable single bedroom
- Well presented Bathroom + convenient downstairs w/c
- Ample off-road parking with driveway + garage
- Sizeable private garden mainly laid to lawn
- Conveniently located to all local amenities in Rhiwbina
- First Class catchment for Welsh and English schools
- NOT TO BE MISSED!



Ref: PRA53905

Viewing Instructions: Strictly By Appointment Only

General Description

Offer Over £470,000 Well-presented three-bedroom semi-detached property in Rhiwbina
Edwards & Co are delighted to offer for sale this modern family home, featuring open-plan living, in a sought-after residential area.

The property offers generous living accommodation, comprising a lounge area and a spacious open-plan kitchen/living/dining room with bi-fold doors opening onto the garden.

On the first floor, there are two spacious double bedrooms and an additional sizeable single bedroom, which could be utilised as a home office.

There is ample off-road parking, as well as a garage with power, which could be used for storage, as a workshop, or as a further home office.

Additionally, there is a sizeable rear garden, mainly laid to lawn, with mature shrubbery providing privacy.

The property also benefits from being within a first-class catchment area for Welsh- and English-medium schools.

EARLY VIEWINGS ARE ADVISED!



Driveway & Front Entrance

Tarmacadam driveway for multiple vehicles and access to rear garden through gate. Clearly defined brick borders with mature shrubbery and front garden.



Front Garden

Front garden mainly laid to lawn with mature shrubbery.



Front & Entrance

Well maintained front door with decorative glass panels. The flooring is laid with patterned tiles. Leading to hallway.



Hallway

Bright entrance hallway with patterned tiles leading to downstairs w/c and reception rooms. Carpeted stairs leading to first floor accommodation. Under stairs storage.



Hallway Second Angle

As described.



WC

Convenient downstairs w/c. Window to side, tiled flooring and wash hand basin with splashbacks.



Lounge

Spacious and well-presented lounge room with large bay window overlooking the front aspect. Beautiful parquet flooring, chimney breast with working log burner on a slate hearth. Alcove shelving, opening up to open plan kitchen/dining/living room.



Lounge Second Angle

As depicted.



Open Plan Kitchen/Dining/Living Room

Beautiful open plan kitchen/dining/living room. Modernised kitchen fully fitted with separate utility area. Bifold doors to rear garden. Ample space for further reception area and great for hosting. Velux windows providing for natural light.



Living Room

Living room connected to lounge and dining area. Wooden parquet flooring, chimney breast with alcove shelving.



Living Room Second Angle

As depicted.



Kitchen/Dining Room

Kitchen/dining room with bifold doors overlooking rear garden and velux windows providing for light. Great space for a dining area or further furniture.



Kitchen

Fully fitted modern kitchen. Ample base and eye level units with great worktop space, 1 and a half bowl sink drainer unit with mixer tap, splashbacks. Integrated oven with gas hob and extractor fan over, dishwasher. Window overlooking rear garden and velux window.



Kitchen Second Angle

As depicted.



Utility Space

Further base and eye level units with worktops. Plumbing for washing machine. Door to side access



Landing

Open landing with carpeted flooring, window to side and doors to bedrooms and bathroom. Loft access hatch.



Bedroom 1

Bedroom 1 provides for a well-proportioned double bedroom with large bay window to the front aspect. Carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden. Carpeted flooring.



Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 is a great sized bedroom which is currently utilised a home office. Window to rear garden, carpeted flooring.



Bathroom

A great sized bathroom with bath with shower over and glass shower screen. W/ c, wash hand basin and obscured window to front aspect. Part tiled walls and tiled flooring.



Bathroom Second Angle

As depicted.



Rear Garden

The property benefits from a large rear garden which is very private with mature shrubbery. The garden is mainly laid to lawn with a additional vegetable patch and greenhouse. There is a converted garage with ample double glazed windows, power and therefore may be utilised as a home office.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.

Side Access

Useful access from driveway, gated access to side leading to property and rear garden.

Agents Opinion

This home is a great opportunity for a family sized home in a sought after area. The property is well-presented with a modern open-plan kitchen in great condition, ample living space and great sized bedrooms. There is also ample off-road parking and a large private garden. This is great opportunity to put your stamp on a lovely property. NOT TO BE MISSED!

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:55

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



WC
3'4" x 6'6"
1.02 x 2.00 m

Hallway
13'4" x 5'8"
4.07 x 1.73 m

Kitchen
16'5" x 6'5"
5.02 x 1.98 m

Lounge
11'4" x 12'2"
3.47 x 3.72 m

Living/Dining Room
23'4" x 11'4"
7.12 x 3.48 m

Approximate total area⁽¹⁾
611 ft²
56.8 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT 360

Ground Floor Building 1

Bathroom
8'1" x 5'11"
2.48 x 1.83 m

Landing
6'8" x 3'10"
2.04 x 1.19 m

Bedroom 3
8'10" x 6'7"
2.70 x 2.02 m

Bedroom 1
11'3" x 11'11"
3.44 x 3.64 m

Bedroom 2
12'7" x 11'5"
3.84 x 3.49 m

Approximate total area⁽¹⁾
414 ft²
38.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT 360

Floor 1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾
1025 ft²
95.3 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the BCS 99M5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAPPE360



Ground Floor Building 2

Approximate total area⁽¹⁾
179 ft²
16.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS 99M5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAPPE360

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		80
(55-68) D	55	
(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.