



Edwards & Co
property sales & lettings

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

Heol Llanishen Fach Rhwibina CF14

Offers Over £400,000



- Fabulous and ideally located 2 bed semi-detached bungalow
- Excellent size open-plan lounge/dining room
- Modern kitchen plus stylish shower room/wc
- Conservatory opening to rear garden
- Two generously proportioned bedrooms
- Extensive detached garage/workshop to rear - annexe potential
- Sizeable low maintenance rear gardens
- Ample driveway parking to front and side of property
- Enviably located close to Village centre and local amenities
- NOT TO BE MISSED

Ref: PRA53727

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious, stylish and superbly located, this impressive two-bedroom semi-detached bungalow offers exceptional versatility with a substantial garage/workshop providing exciting annexe potential. Beautifully presented throughout, the property features generous single-storey living, thoughtfully arranged to suit a range of buyers. Positioned in the highly desirable area of Rhiwbina, it also benefits from a private driveway and a standout rear garage/workshop—ideal for those seeking additional space, a home studio, or future conversion (subject to any necessary consents)



Front Garden & Entrance

Driveway with parking for 2 cars, outside light, outside power point, wrought iron gates leading to side driveway and garage/workshop, wrought iron gates accessing the rear garden, outside gas meter box, outside cold water tap.



Front Garden

Laid to lawn, borders with mature shrubs and plants.



Driveway

Leading to side driveway and garage/workshop.



Front Entrance

PVC double glazed front, giving access to entrance hallway.



Entrance Hallway

Textured ceiling, spotlight, coving, carpet, papered walls, radiator, loft access, central heating thermostat, built in cupboard with slatted storage shelving and housing combi central heating boiler, panelled doors to all rooms, glazed doors to bedroom 2 and kitchen.



Lounge/diner

Textured ceiling, coving, papered walls, 2 radiators, feature fire place with ornate coal effect fire on marble hearth, PVC double glazed French doors to rear terrace, TV aerial point.



Lounge Second Angle

As depicted with furniture.



Dining Area

As described and open plan to lounge area. Doors to rear garden.



Dining Room Second Angle

As depicted with furniture.



Dining/Living Room

As described.



Kitchen

Panelled ceiling, tiled walls, tiled floor, PVC double glazed window to side with plantation blinds, radiator, range of wall, base and drawer units in cream with a matt finish, (2 units with glazed door fronts), marble effect work tops above, inset sink with chrome mixer tap and drainer, tall housing unit with shelves and housing electric meter, inset Diplomat gas hob with oven beneath, stainless steel cooker hood over, tall unit housing fridge/freezer, built in washing machine, PVC double glazed door leading to conservatory.



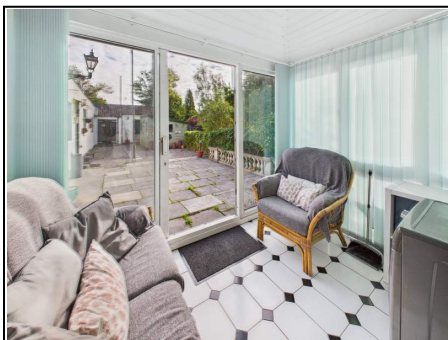
Kitchen Second Angle

This kitchen features a practical layout with white cabinetry and black countertops. It benefits from natural light, enhanced by the window design of the door. The room features tiled flooring, which enhances functionality and maintenance ease. A door leading to the sun room, which also accesses the rear garden.



Sun Room

PVC structure and poly carbon fibre pitched roof, vinyl effect floor, power and light, PVC double glazed sliding doors to rear garden.



Additional Picture 2

As depicted with furniture.



Bedroom 1

PVC double glazed window to front, radiator, carpet, wall to wall fitted wardrobes with mirrored sliding door, hanging rails and shelves, papered walls.



Bedroom 1 Second Angle

As depicted with furniture.



Bedroom 2

papered ceiling, single light pendant, coving, painted and papered walls, parquet floor, double glazed window with plantation blinds to side, radiator.



Bedroom 2 Second Angle

As depicted with furniture.



Shower Room/Wc

Panelled ceiling, inset spot lights, tiled walls and floor, three piece suite comprising large glazed shower cubicle with chrome shower and glazed access door, Man rose vent, large wash hand basin with chrome mixer tap, low level wc, inset alcove mirror fronted medicine cabinet with glass shelves, PVC double glazed window in obscure glass with plantation shutters to side, radiator.



Garage/Workshop/Storage

As described.



Workshop

Extended garage and workshop, L-shaped and extensive in design, set over several rooms;

Garage

Power, electric roller shutter door to front, metal pedestrian access door, PVC window to side, open to garage store.

Garage Store

Power, wood frame window to side with metal frame interior, single light fixture, open to garage and workshop store.

Workshop Store

Power, PVC window to side, fuse box, 2 light fixtures, access to workshop.

Workshop

Power, PVC obscure glass window to side, PVC window to side, wooden double doors to front, 3 light fixtures, open to workshop store.

Storage Room

AS described.



Storage unit 2

As described



Rear Garden 1

Laid to paving, small terrace laid in paving and corrugated roof over, wooden garden shed, external power points, outside cold water tap, outside lights.



Rear

This surface consists of large stone slabs, surrounded by greenery. On one side, a glass sunroom is visible, connected to the main property. Next to the sunroom are the double-glazed French doors leading to the dining area/living room. The other side has the side entrance to the driveway and outbuildings/workshops.

Agents Opinion

This really is a beautifully presented and enviably located property with the added bonus of having the large garage/workshop that would make an ideal annexe to the property if so desired, subject to the necessary permissions, or simply as a home office/work from home space. The property must be viewed internally to be fully appreciated.

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

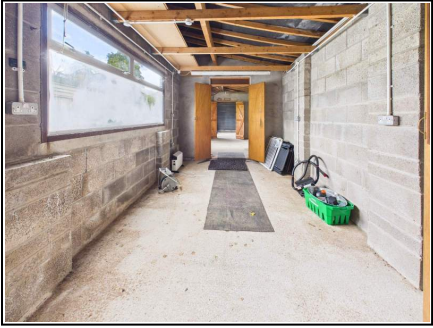
EPC Rating:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





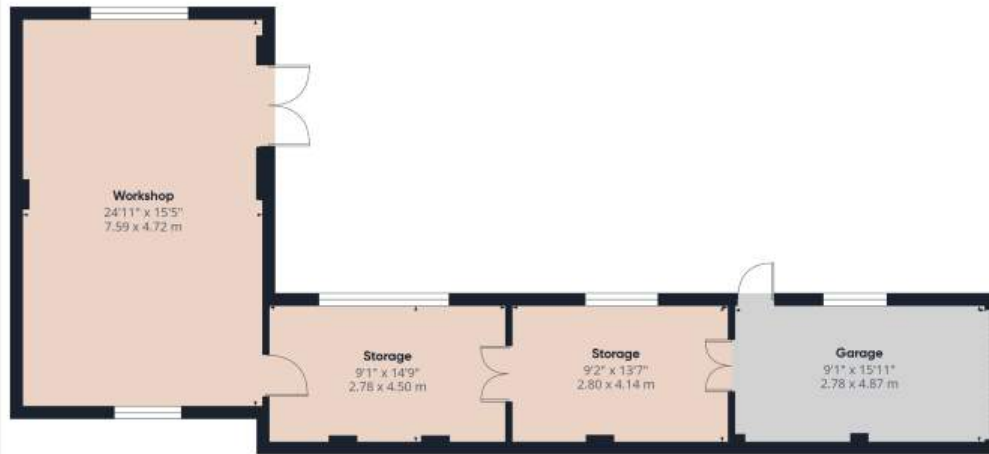
Ground Floor Building 1

Approximate total area⁽¹⁾
744 ft²
68 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 2

Approximate total area⁽¹⁾
786 ft²
73.2 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



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		78
(55-68) D	59	
(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.