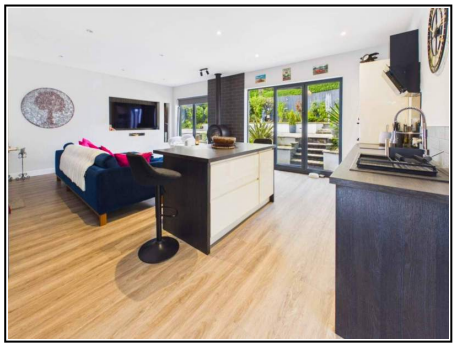
Edwards & Co
property sales & lettings

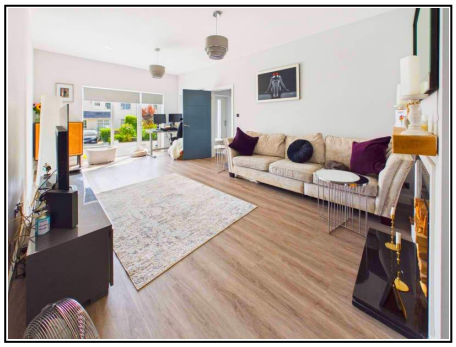
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

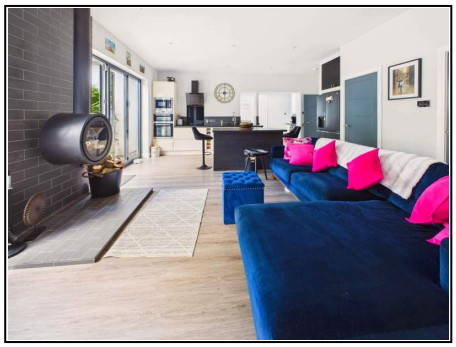
Lon-Ysgubor
Rhiwbina
Cardiff
CF14

Guide Price £875,000 to £925,000











- Superb and spacious 4 double bed family home
- Large principal reception room
- Fabulous open-plan kitchen/family/dining room
- Open plan breakfast area
- 3 first floor double bedrooms - 2 with en-suites + dressing areas
- Stylish first floor family bathroom
- Separate annexe with kitchen, bedroom and bathroom
- Fabulous rear garden with spacious terraces
- Driveway parking and 2 garage/storage areas
- First class Welsh and English school catchments

Ref: PRA53909

Viewing Instructions: Strictly By Appointment Only

OnTheMarket
The Property Ombudsman
rightmove find your happy

General Description

Guide Price £875,000 to £925,000 - Spectacular, recently re-built and modernised, 4 double bedroom detached house, with separate annexe, in one of Rhiwbina's most desirable locations Edwards and Co are delighted to offer for sale this spacious (2000+ square feet) and beautifully presented detached family-sized home in Lon Ysgubor. The property occupies a very generously proportioned plot with ample driveway parking, sizeable rear garden and spacious terraces. The property is enviably located off the lower end of Wenallt Road and is within easy access of the Village centre and all the wonderful amenities Rhiwbina has to offer. CERTAINLY ONE NOT TO BE MISSED.



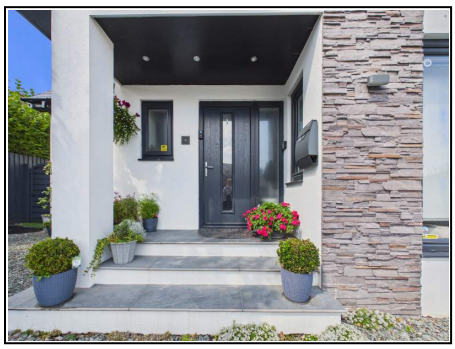
Driveway & Front Entrance

Ample driveway parking with slate chipping base. Access to integral garage/ storage and side access to annexe.



Driveway

Additional parking area to front of annexe.



Front Entrance

Covered entrance porch with split face quartz tiling, recessed spotlights and stylish front access door.



Entrance Hallway

Bright and welcoming entrance hallway with access to principal reception room and through to the kitchen/dining/family room. Door off to ground floor wc.



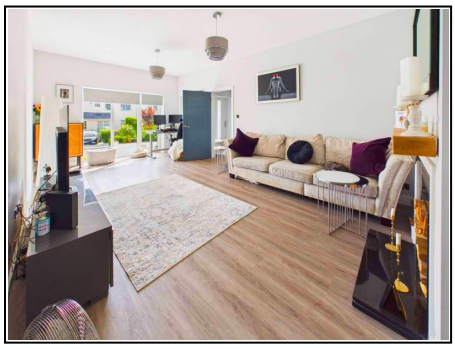
Entrance hallway second angle

As depicted.



Ground Floor WC

Modern ground floor facility with w/c, basin and towel rail radiator.



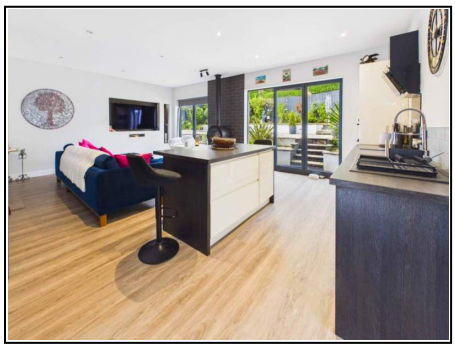
Principal Reception Room

An excellent size main lounge/reception room with large windows overlooking the front aspect. Bright modern decor and flooring. Rear door to kitchen and breakfast area.



Principal Reception Room Second Angle

As depicted.



Kitchen/Dining/Family Room

Superb and spacious open plan main ’hub of the house’ with powder coated aluminium doors to paved terrace and rear garden. Described as follows.



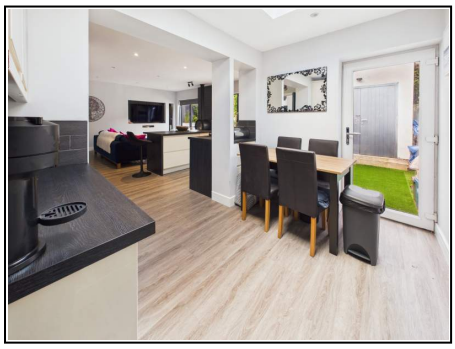
Kitchen/Breakfast Area

Stylish and modern fully fitted kitchen with island breakfast bar and ample storage. Sink, hob and integrated ovens, dishwasher and fridge/freezer.



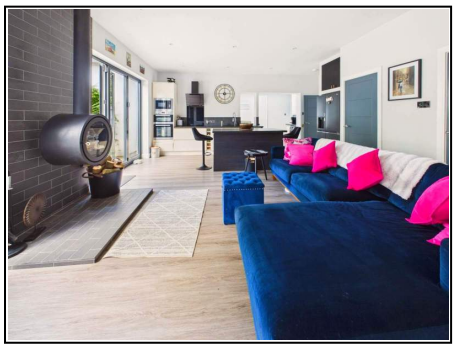
Kitchen Second Angle

As depicted.



Breakfast Area

Open-plan breakfast/dining area off kitchen with additional storage. Access door to integral garage and glazed door to rear garden.



Family Room

Open plan to kitchen/breakfast area with bright modern decor and flooring. Feature log burning fire and exposed chimney. Access to rear gardens and terrace. Ample space for dining table if desired.



First Floor Landing

Bright and open landing area with modern angled ceiling and carpeted flooring and staircase from the ground floor. Access doors to all bedrooms and family bathroom.



Bedroom 1 with En Suite & Dressing Room

Beautifully presented and spacious double bedroom with window and French doors with Juliet balcony overlooking the rear garden. Opening to dressing room/ walk in wardrobe and door to en-suite.



Dressing Room to Bedroom 1

As depicted.



En Suite to Bedroom 1

Modern and stylish en-suite with walk in shower, w/c and vanity wash hand basin and storage.



Bedroom 2 with Dressing Room & En Suite

Bedroom 2 is another excellent size double bedroom with dressing area/walk in wardrobe and en-suite. Large windows overlooking the front aspect.



Dressing Room to Bedroom 2

As depicted.



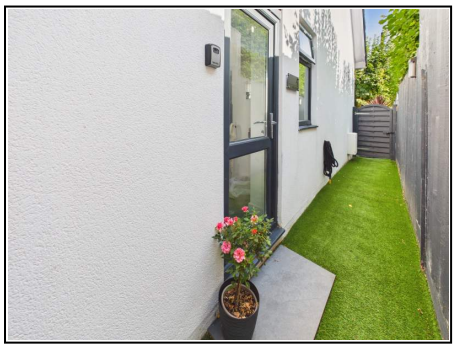
En Suite to Bedroom 2

Modern en-suite with shower, w/c and wash hand basin.



Bedroom 3

Bedroom 3 is another excellent size double bedroom with bright decor and carpeted flooring. Velux-style windows to front aspect. Ample space for wardrobes if desired.



Side access to annexe

Wooden gate from driveway, artificial turfed pathway and access to private terrace/seating area. Modern font door.



Annexe patio terrace

Private paved outside seating area with fence and rendered wall boundaries.



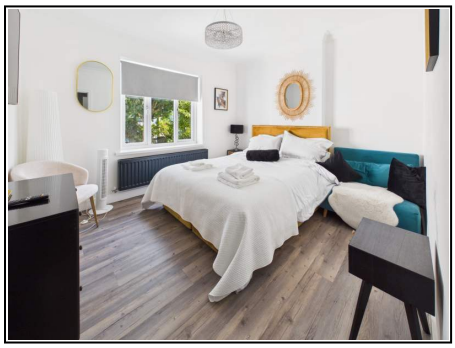
Annexe Kitchen

Modern kitchenette with ample storage, sink, fridge and plumbed for laundry appliance. Breakfast bar style seating area. Window to rear aspect. Door to hallway.



Annexe Hall

Access hallway to bedroom and bathroom.



Annexe Bedroom

An excellent size double bedroom with bright, modern decor and flooring. Window to front aspect.



Annexe Bathroom

Another stylish bathroom with w/c, sink and bath with shower over. Towel rail radiator and window to side aspect.



Rear Garden

An excellent size and very private rear garden with large lawn area with mature planted borders and spacious paved terraces.



Rear Garden Second Angle

As depicted.



Paved Terrace

Modern paved outdoor entertaining area looking towards the rear garden



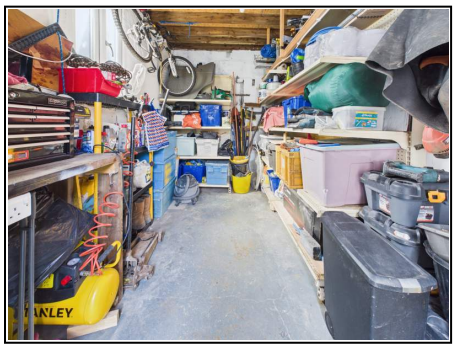
Paved sitting area

As depicted.



Integral Garage

Integral garage/storage with roller shutter access door off front driveway. Power and light and door to property internally.



Detached Garage

Detached garage/workshop to rear of property and adjacent to rear garden

Agents Opinion

This beautifully designed and presented detached property certainly has the 'WOW' factor. The current owners have meticulously re-designed and completely re-built the previous dwelling over the time they have spent here. The property offers very spacious and family-centric accommodation over 2 floors and has the added benefit of having the attached 1 double bed annexe; ideal for multi-generational living or as an Air-BnB income generator if desired. Together with ample driveway parking, generously proportioned rear gardens and terraces, and it's enviable and ideal location, this is one property that has to 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:72

Tenure

We are informed that the tenure is Freehold

Council Tax

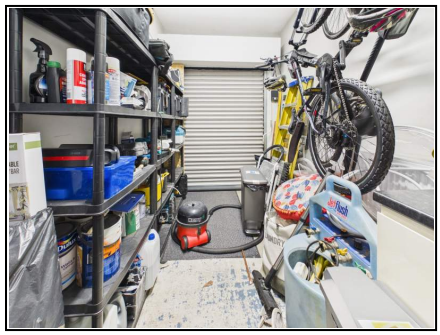
Band F

Directions

Off road parking for 3 or 4 cars









Ground Floor Building 1

Approximate total area(1)
1138 ft²
105.8 m²

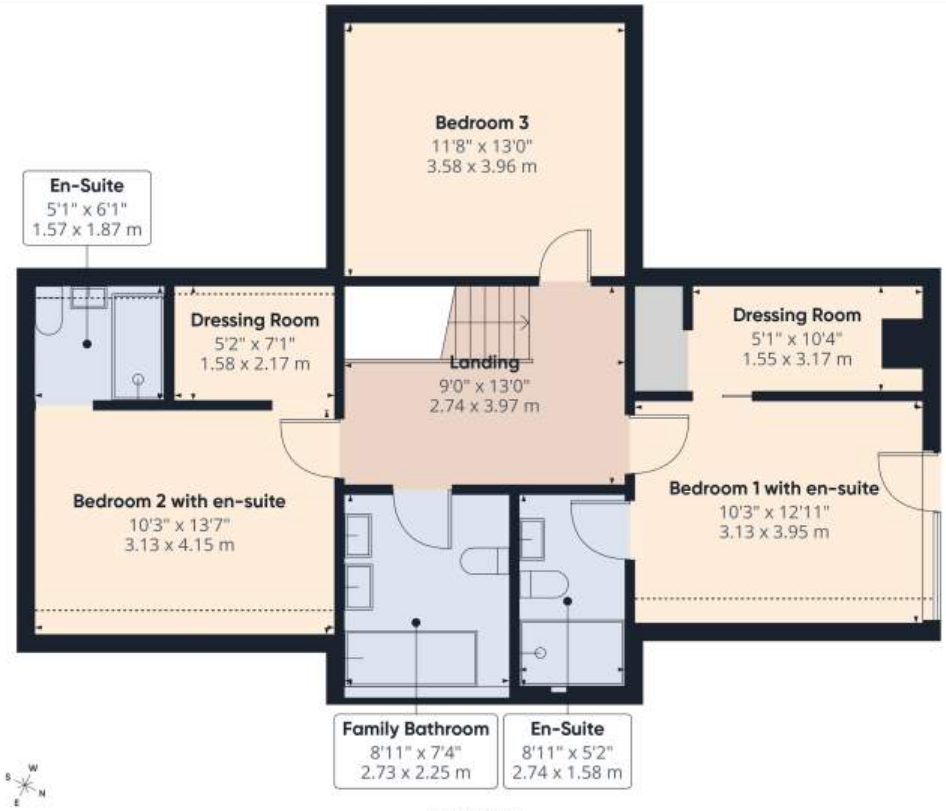
Reduced headroom
11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1 Building 1

Approximate total area(1)
762 ft²
70.7 m²

Reduced headroom
34 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

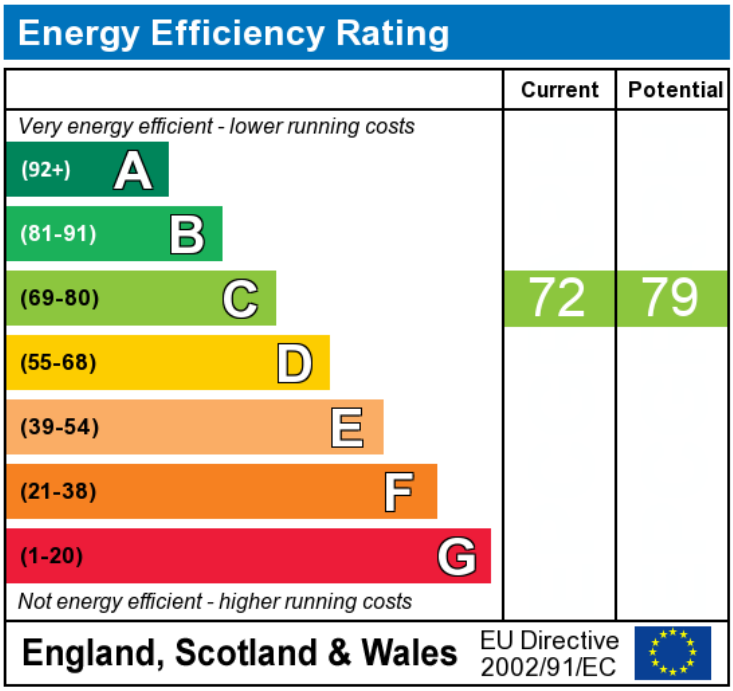
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.



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.