



Edwards & Co
property sales & lettings

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Coed Y Wenallt
Rhiwbina
Cardiff
CF14

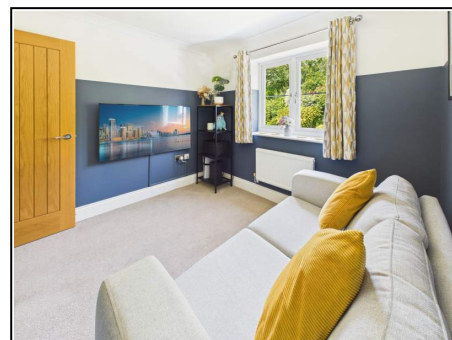
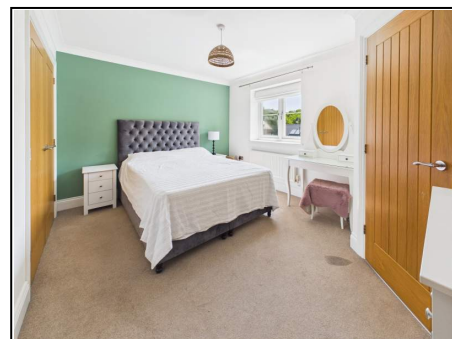
Asking Price £355,000



- Stylish and modern 3 bedroom terraced home
- Spacious open lounge/dining room
- Modern fully fitted kitchen
- Bedroom 1 with en-suite shower room
- 2 further very well proportioned bedrooms
- First floor family bathroom
- Landscaped 2 tier garden
- Garage + paved driveway for multiple vehicles
- Ideal for first time buyers
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53882

Viewing Instructions: Strictly By Appointment Only



General Description

Asking Price £355,000 Beautifully presented 3 bedroom property in close proximity to Rhiwbina* Edwards & Co are delighted to offer for sale this attractive mid terrace home in a pleasant edge of village location within close proximity to the Wenallt Woods. The property offers 3 well proportioned bedrooms alongside a modern kitchen, spacious living/ dining room, well presented en-suite, w/c and family bathroom. Additionally, there is a well maintained rear private garden and a garage with a paved driveway providing parking for multiple vehicles. The village of Rhiwbina provides for all local amenities and is but a short drive away. The A470 and M4 are also within a short distance with access to the city centre and beyond. CALL TODAY TO VIEW!



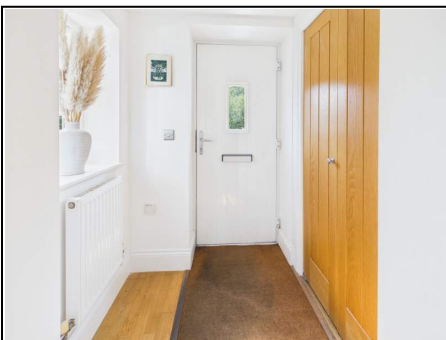
Front & Entrance

Attractive middle terrace house with shrubbery and gravelled border leading into entrance porch. To the side is a garage with driveway for 2 cars.



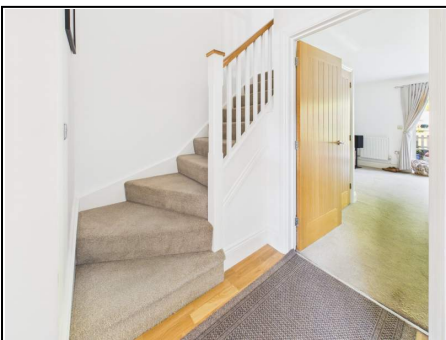
Entrance to property

Entrance porch with well maintained front door leading into entrance hallway. Outside light.



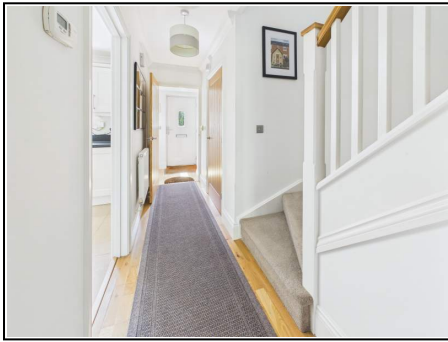
Entrance Porch

Entrance hall with window to side and useful storage cupboard. Door leading to entrance hallway.



Entrance Hallway

Bright and welcoming entrance hallway with carpeted staircase leading to the first floor. Doors off to kitchen, lounge/dining room and w/c.



Entrance hallway second angle

As depicted.



WC

Convenient ground floor w/c. Part tiled walls, tiled floor and wash hand basin with mixer tap.



Lounge/Dining Room

Spacious and well presented lounge/dining room with patio doors to the rear private garden and patio seating area. Carpeted flooring and useful storage cupboard.



Living Area

As depicted.



Kitchen

Modern fully fitted kitchen with tiled flooring and window overlooking the pleasant front aspect.



Kitchen Second Angle

Ample base and eye level units with worktop space. Double oven and grill, gas hob with extractor above. 1 and a half bowl sink drainer unit with mixer tap. Integrated dishwasher and fridge freezer.



Landing

Carpeted flooring and stairs, doors off to all bedrooms and bathroom. Useful storage cupboard and loft access hatch.



Master bedroom with en-suite

A very well proportioned and beautifully presented main bedroom suite with fitted wardrobes. Large window to front aspect and door to en-suite shower room. Carpeted flooring.



En Suite Shower Room

Modern en suite facility with shower, w/c and wash hand basin with mixer tap. Obscured window to front aspect, tiled floor and partly tiled walls.



Bedroom 2

Another good sized bedroom with a window overlooking the private rear garden. Carpeted flooring.



Bedroom 3

Bedroom 3 is another well-proportioned room currently used as an office. There is ample space as a further bedroom, office or dressing room. Carpeted flooring and window overlooking the rear aspect.



Family Bathroom

Modern family bathroom with white 3 piece suite and shower over bath. Tiled floor and part tiled walls, towel rail radiator.



Paved sitting area

A great size and very private rear garden arrange over 2 tiers with well defined fenced boundaries. Level one is a paved sitting area, stairs lead to the second level mainly laid to lawn with shrubbery along the border.



Sitting Area

Ample outside sitting area.



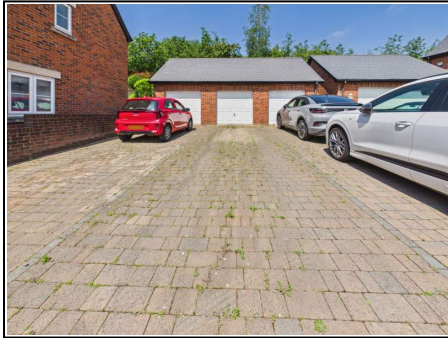
Rear Garden

As depicted.



Garage

Well maintained garage with up and over door.



Garage & Driveway

Private paved driveway with parking for multiple vehicles.

Charges

Service charge to management which is £51.14 a month. This fee goes towards the lighting, maintenance of green areas and the road.

Agents Opinion

This is a beautiful, much loved property in a pleasant location near the edge of Rhiwbina within a short drive to all the amenities the village has to offer. The Wenallt nearby provides for lovely local walks and the A470 and M4 are also within close proximity providing access into the town centre. The property itself is very well presented being move in ready with 3 well proportioned bedrooms, a modern kitchen, open lounge/dining room and a lovely rear garden.

Anti Money Laundering

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.

Disclaimer

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:79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Approximate total area⁽¹⁾
470 ft²
43.8 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.

DIRAFFE360



Ground Floor Building 1

En suite Shower Room

6'3" x 6'0"
1.93 x 1.84 m

Landing

6'10" x 6'4"
2.09 x 1.95 m



Approximate total area⁽¹⁾
397 ft²
36.8 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.

DIRAFFE360



Floor 1 Building 1

Bathroom

5'9" x 6'11"
1.76 x 2.11 m



Ground Floor Building 1

Approximate total area⁽¹⁾
867 ft²
80.6 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

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

GRAFTE 960



Ground Floor Building 2

Approximate total area⁽¹⁾
200 ft²
18.6 m²

(1) Excluding balconies and terraces

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

GRAFTE 960



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		84
(69-80) C	79	
(55-68) D		
(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.