



Edwards & Co
property sales & lettings

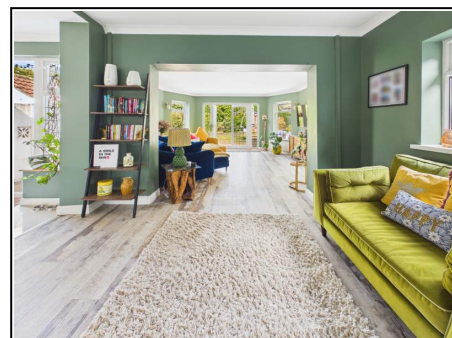
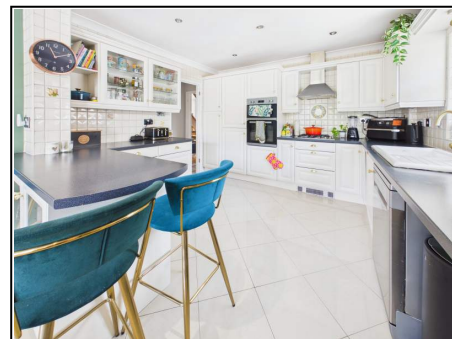
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Gernant
Rhiwbina
Cardiff
CF14

Guide Price £975,000



- Superb and spacious 5/6 bedroom 2 storey 'bungalow'
- Spacious and open living room + family room/bedroom 6
- Delightful open-plan kitchen and dining room
- 2 spacious g/floor bedrooms + 3 sizeable 1st floor bedrooms
- 1st and 2nd floor bathrooms + g/floor w/c + utility
- Ample off-road parking with driveway and garage
- Sizeable rear garden & front garden
- Conveniently located for all local amenities in Rhiwbina
- First Class catchment area for Welsh and English schools
- CALL TO VIEW TODAY - NOT TO BE MISSED



Ref: PRA53903

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £975,000 - Fabulously spacious and beautifully presented 5/6 bedroom property, located on one of Rhiwbina's most desirable addresses in the very heart of Rhiwbina Edwards & Co are delighted to offer for sale this beautiful property, nestled in the quiet and private residential area of Gernant, within close proximity to all the wonderful local amenities that Rhiwbina has to offer. This superb former bungalow offers 5/6 well-proportioned bedrooms with modern open-plan living over 2 floors, a large private garden and a beautiful outlook onto the communal Green to the front aspect. There is ample off road parking, a garage and the benefit of 1,900+ square feet of internal living space. Within easy reach is the the A470, leading to the City centre and beyond, the railway station in Rhiwbina and a first class catchment for English and Welsh primary and secondary schools. This property is certainly one not to be missed!



Front & Entrance

Hard-stand driveway with block paved border, gated access to side, garage and rear, lawn with mature boundaries. Access to entrance porch and into the entrance hallway.



Front

Private roadway and shared communal central Green providing for a lovely outlook to the front of the property.



Driveway & Front Entrance

Hard-stand driveway, access to side, garage and rear.



Front Garden

Front garden mainly laid to lawn with mature hedgerow and outlook over communal central Green.

Driveway

Access to garage, side access to rear garden.

Garage

Detached garage with up and over door and power and light. Side door to garden.



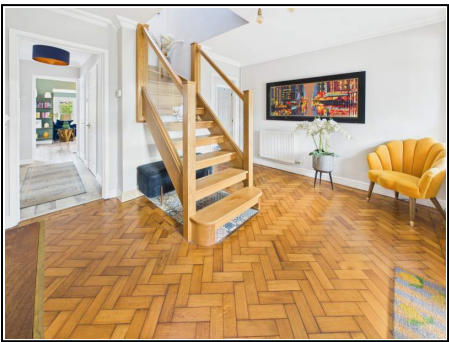
Entrance To Property

Block paved steps, French doors to entrance porch.



Entrance Porch

Bright and welcoming entrance porch with door to entrance hall. Tiled flooring.



Entrance Hallway

Bright and open entrance hall with windows and door to entrance porch. Woodblock herringbone flooring and feature staircase leading to first floor accommodation. Doors to downstairs bedrooms and bathroom. Hallway leading to kitchen and living areas.



Entrance Hallway 2

As depicted.



Family Room

This family room provides for a further reception room or can be utilised as a further well-proportioned downstairs bedroom. There is a large window to the front aspect and a window to the side aspect. Feature log burner on stone hearth, carpeted flooring.



Hallway

Hallway leading to kitchen and living rooms. Doors to w/c and utility room.



WC

Useful downstairs w/c with wash hand basin with mixer tap set in a vanity unit. Fully tiled flooring and walls.



Kitchen

Beautifully presented and spacious open-plan kitchen/dining room with breakfast bar divide. Ample wall and base units, appliances and window to side aspect.



Kitchen Second Angle

As depicted.



Kitchen Third Angle

Ample base and wall units with worktop space. Integrated double oven and fridge freezer, gas hob with extractor over, single bowl sink drainer unit. Tiled flooring and splashbacks.



Dining Room

Spacious dining room open to the kitchen and living room. French doors and windows to rear garden. Spotlights and tiled flooring.



Dining Room Second Angle

As depicted.



Living/Dining Room

Large open area, brightly lit and great for social gatherings.



Living Room

Well presented principal reception room with windows to side aspects, open to further living area. French doors opening to rear garden and terrace.



Living Room Second Angle

As depicted.



Living Room Third Angle

As depicted.



Hallway 2

Inner hallway approached from entrance hall. Doors to ground floor bathroom, bedroom 3 and bedroom 5. Useful shelving.



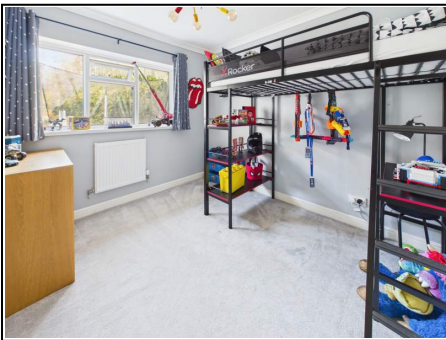
Bathroom

Fully fitted bathroom. Wash hand basin with mixer tap set in vanity unit, w/c and bath with shower over, Obscured window to rear aspect. Fully tiled flooring and walls, towel rail radiator.



Bedroom 3

Bedroom 3 is a particularly spacious double bedroom on the ground floor. Large windows overlooking the front aspect and gardens. Fitted wardrobes.



Bedroom 5

This room provides for a further well proportioned double bedroom with a large window to the rear aspect. Carpeted flooring.



Landing

Landing with doors to bedroom 4, bedroom 1 and bathroom. Space-saver door to Bedroom 2 behind shelving.



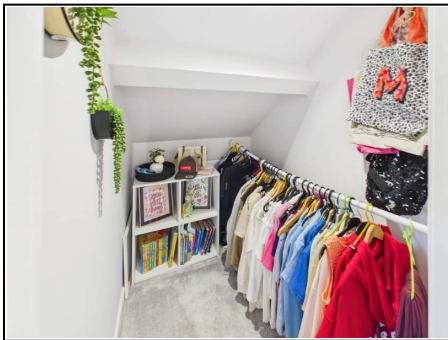
Bedroom 1

Beautifully presented and spacious double bedroom with window overlooking the rear garden. Opening to walk-in wardrobe, carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Dressing Area

As depicted.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with a opening to a walk-in wardrobe. Velux windows and carpeted flooring. Space-saver door to landing and inter-linked with bedroom 4.



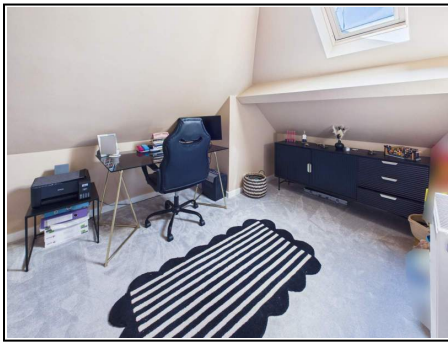
Bedroom 2 Second Angle

As depicted.



Bedroom 4

Bedroom 4 provides for a sizeable bedroom which may be further utilised as a home office/teenager study/lounge area. There is a Velux window and carpeted flooring. Inter-linked to bedroom 2 and door to landing.



Bedroom 4/Home Office

As depicted.



Bathroom 2

Fully fitted bathroom. Bath with shower over with shower curtain, w/c and wash hand basin. Tiled walls and velux window.



Rear Garden

The property benefits from an excellent size rear garden separated into lawn and outdoor entertaining spaces. There are 2 areas mainly laid to lawn and a sizeable decked sitting area. There is mature shrubbery for additional privacy.



Rear Garden 2

Laid to lawn approached from paved patio area.



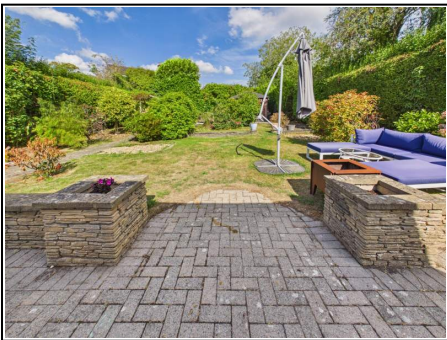
Rear Garden 3

Laid to lawn with mature shrubbery.



Rear Garden 4

As depicted.



Rear Garden 5

As depicted.



Patio Sitting Area

Pleasant patio sitting area approached from dining room, overlooking rear garden.



Decked Sitting Area

Spacious decked sitting area to the upper side of the garden. Ample space for sitting area.

Agents Opinion

This is a fantastic opportunity to acquire a fabulous family property in a beautiful and private residential area. The property has a unique location in the very heart of Rhiwbina, overlooking the communal central Green to the front aspect. The property itself is very well presented and sits on a large plot with ample parking and a sizeable rear garden. Offering 5/6 spacious bedrooms and ample ground floor living/dining/family rooms, this is a property that simply has to 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

EPC Rating:58

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1955 ft²
182 m²

Reduced headroom
228 ft²
21.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS 99/05
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

ORAFTE360



Ground Floor Building 2



Approximate total area⁽¹⁾
141 ft²
13.1 m²

(1) Excluding balconies and terraces

Calculations reference the BCS 99/05
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

ORAFTE360

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	58	
(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.