



Edwards & Co
property sales & lettings

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

Waun-Y-Groes Road

Rhiwbina

Cardiff

CF14

Guide Price £485,000 to £515,000



- Well presented and extended 4 bedroom semi-detached home
- Spacious front reception room
- Open kitchen/dining/living area
- 3 very well-proportioned double bedrooms + 1 sizeable single bedroom
- Family bathroom + modern shower room
- Utility room + convenient downstairs w/c
- Ample driveway parking to front
- Landscaped rear garden with home office
- First class Welsh and English school catchments
- NOT TO BE MISSED

Ref: PRA53883

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £485,000 to £515,000 Beautifully presented and extended 4 bedroom family sized home in Rhiwbina* Edwards and Co are delighted to offer for sale this very well maintained and much loved semi-detached property which is ideally located to all the wonderful amenities Rhiwbina has to offer and a first class catchment area for Welsh and English schools. The property offers spacious 3 storey accommodation with a open kitchen/diner with a further reception room, 3 generously proportioned double bedrooms with a further sizeable single bedroom. There is a large rear garden with a outside/study and the benefit of a driveway for multiple vehicles. Furthermore the A470 and M4 is a short distance away providing access to Cardiff city centre and beyond. NOT TO BE MISSED.



Driveway & Front Entrance

2 car driveway with front garden and clearly defined boundaries. Side access to rear garden.



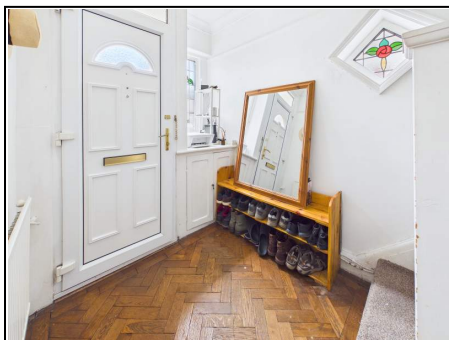
Front Garden

Pleasant front garden with mature shrubbery and paved walkway to front door.



Entrance to property

Covered entrance porch with access to front door and hallway.



Entrance Hallway

Bright and welcoming entrance hallway with wooden herringbone style flooring and carpeted staircase to first floor. Doors off to ground floor rooms.



Entrance hallway second angle

As depicted.



Front Reception Room

Well presented main living room with a large bay window to the front aspect. Chimney breast with feature fireplace, wooden herringbone flooring.



Kitchen/Dining Room

Open kitchen and dining room with fully fitted kitchen and dining space currently utilised as a further reception room. Herringbone wooden flooring and patio doors to rear garden.



Dining Area

As depicted.



Kitchen

Ample base units with worktop space, double oven with extractor fan. One and a half bowl sink drainer unit with mixer tap. Window to side and tiled flooring. Doors to utility room, patio area and downstairs w/c.



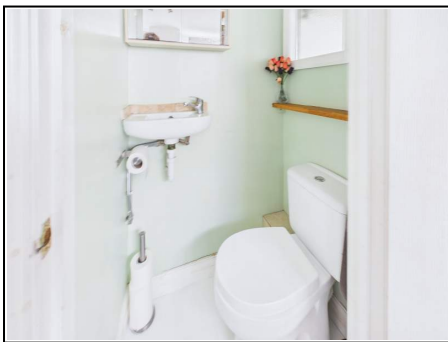
Kitchen Second Angle

As depicted.



Utility Room

Utility room plumbed for laundry appliances. Double bowl sink unit with mixer tap, base units and window to rear aspect. Tiled flooring.



WC

Convenient ground floor w/c.



First Floor Landing

Carpeted flooring and stairs, doors to all bedrooms and bathroom. Carpeted stairs leading to second floor bedroom and shower room. Window to side.



Bedroom 2

A very well proportioned double bedroom with large bay window to the front aspect. Carpeted flooring.



Bedroom 3

Another excellent sized double bedroom with fitted wardrobes and a large window overlooking the pleasant rear garden. Carpeted flooring.



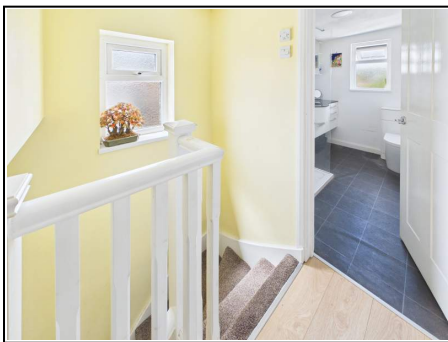
Bedroom 4

Bedroom 4 provides for a good sized single bedroom which may also be utilised as a home office or dressing room. There is a large window to the front aspect and carpeted flooring.



Bathroom

Family bathroom with w/c, wash hand basin and bath with shower over. Tiled flooring, part tiled and part painted walls. Window with obscured glazing to rear aspect. Towel rail radiator.



Second Floor Landing

Spacious second floor landing with under eaves storage and doors to bedroom and shower room. Obscured window to side aspect.



Bedroom 1

Bedroom 1 provides for an exceptionally large double bedroom with ample space for storage. There is a large window overlooking the rear aspect and surrounding countryside.



Shower Room

Modern shower room with w/c, wash hand basin with mixer tap and shower cubicle. Part tiled and part painted walls. Towel rail radiator. Obscured window to rear.



Garden

An excellent size rear garden. Arranged over 3 tiers with a patio area, garden area and decked area. The main garden area is laid to lawn with mature shrubbery and clearly defined boundaries.



Garden 2

As depicted.



Patio Sitting Area

A private paved sitting area/entertaining area with patio doors leading directly into the kitchen/dining room.



Decked Sitting Area

Further pleasant decked seating area.

Office/Study

The property benefits from a electrically fitted and double glazed office/study in the garden perfect for home working.

Solar Panels

The property has the further benefit of 12 fitted solar panels and a EV charger.

Agents Opinion

This truly is a excellent family sized home in a popular Rhiwbina address. The property has been part extended to the loft which offers a further double bedroom, the kitchen has also been opened to the dining room. The spacious garden offer privacy and space for the new owners to enjoy with a useful office unit. The property is within easy reach of Rhiwbina Village centre and the Coryton line Railway stations of Birchgrove, Ty Glas and Rhiwbina. 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:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F








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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.