



Edwards & Co
property sales & lettings

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Lon-y-deri
Rhiwbina
Cardiff
CF14

£1750.00 PCM



- Stylish and spacious 4 bedroom home in Rhiwbina
- Open-plan lounge and dining room
- Modern fully fitted kitchen + utility room and wc
- 3 ground floor double bedrooms
- Ground floor family bathroom/shower room
- Bedroom 1 with en-suite to loft conversion
- Ample eaves storage room
- Driveway parking + front garden
- Private and enclosed rear garden + paved terrace
- Full referencing and affordability checks will be required



Ref: PRA53891

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and stylishly renovated 4 bedroom semi detached dormer bungalow in Rhiwbina Edwards and Co are delighted to offer for rental this fabulous property entrusted to us by one of our longest standing and highly rated Landlords. The property has been comprehensively re-furbished and decorated throughout and offers very spacious, family-size, accommodation over two floors together with driveway parking and gardens. White goods can be provided by separate negotiation. Long term rentals preferred. Full referencing will be required.
RENT: £1750 PER CALENDAR MONTH, HOLDING FEE PAYABLE UPON SUCCESSFUL APPLICATION: £403.85 (EQUIVALENT OF ONE WEEK'S RENT, RETURNABLE AGAINST FIRST MONTH'S RENT UPON SUCCESSFUL COMPLETION OF REFERENCING) COUNCIL TAX BAND: E. SECURITY DEPOSIT: £1850. EPC RATING: D.



Driveway & Front Entrance

Ample block paved driveway area.



Front Garden

Sizeable front garden laid to lawn with brick boundary wall.



Front Entrance

Modern pvc entrance door and outside light.



Entrance Hallway

Bright and welcoming entrance halllway with stairs to first floor accommodation.



Lounge/Dining Room

Spacious open-plan reception rooms.



Lounge

As depicted.



Dining Room

As depicted.



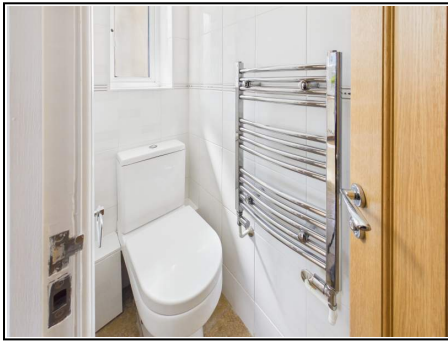
Kitchen

Modern and sizeable kitchen with ample floor and wall units and fitted appliances. Additional white goods may be supplied under separate negotiation.



Utility Room

Plumbed for laundry appliances.



Separate WC

W/c off utility room.



Bedroom 2

An excellent size double bedroom overlooking the front aspect with modern decor and wardrobes.



Bedroom 3

Another sizeable double with modern decor and wardrobes.



Bedroom 4

Bedroom 4 will also accommodate a small double bed if required or would make an ideal home office or additional reception room. Please note that natural light into this room is provided by a light tube in the ceiling.



Family bath/shower room

Superb and stylish ground floor bathroom with separate shower cubicle.



Staircase to first floor

Carpeted staircase to first floor bedroom and en-suite.



Bedroom 1 with en-suite shower/wc

A fabulously proportioned principal bedroom suite with en-suite shower/wc and large 'eave' storage areas.

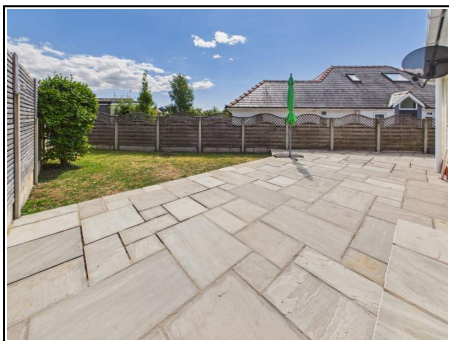


En Suite Shower Room to Bedroom 1

Modern en-suite shower and w/c.

Storage Area

Large eaves storage rooms off bedroom 1.



Rear Garden

Private and enclosed rear garden with large paved terrace and lawn area.



Rear Garden Second Angle

As depicted.

Agents Opinion

This is simply a stunning and ideally located property in the very heart of Rhiwbina. The property offers very spacious accommodation over two floors together with driveway parking and private gardens. The property has been fully re decorated and made ready for immediate rental.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

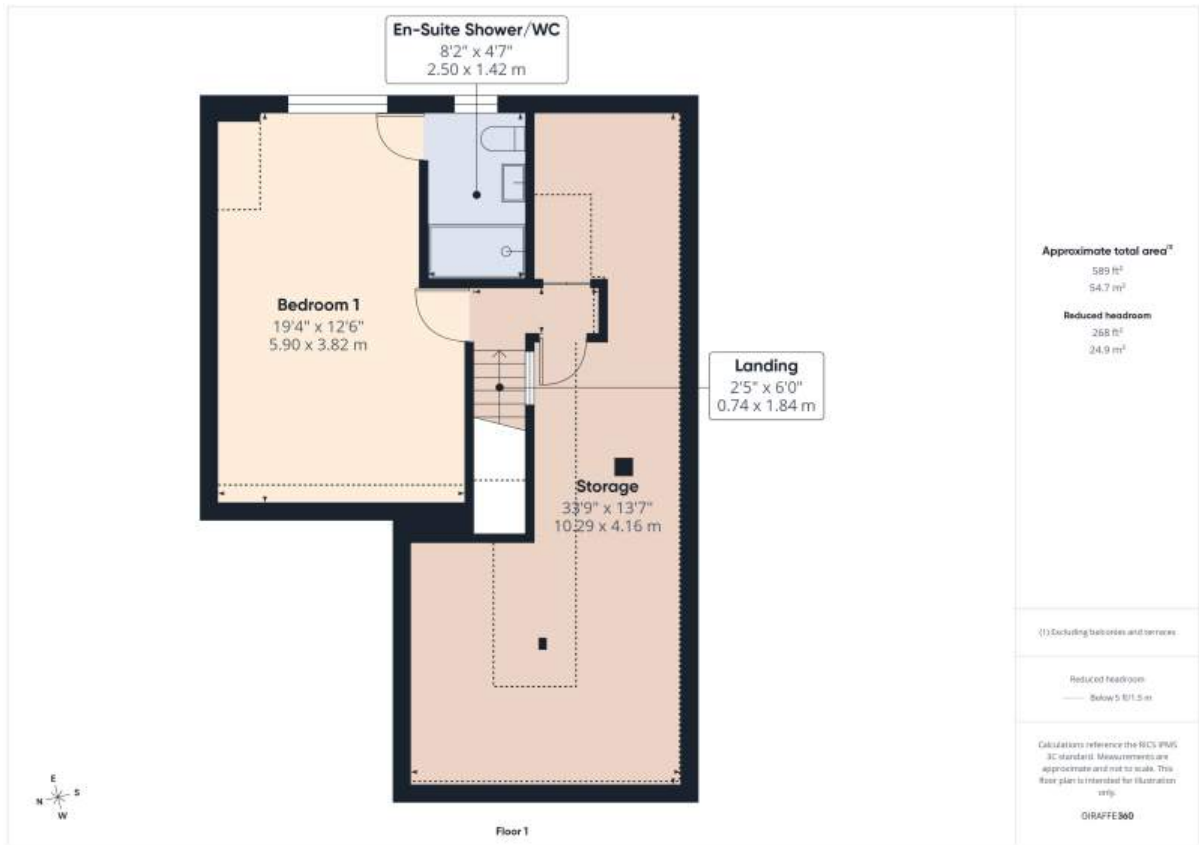
EPC Rating:65

Tenure

We are informed that the tenure is

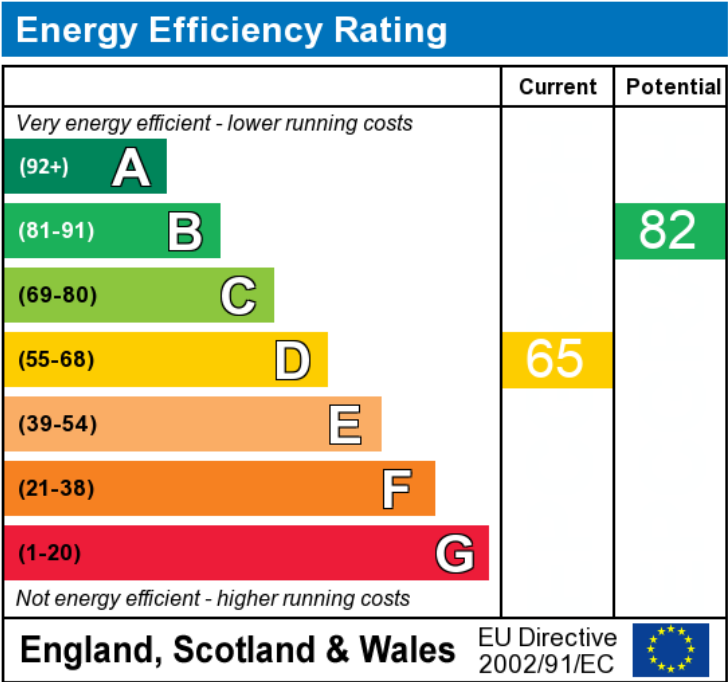
Council Tax

Band E





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.