



Edwards & Co
property sales & lettings

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Tyn-y-Parc Road
Cardiff
CF14

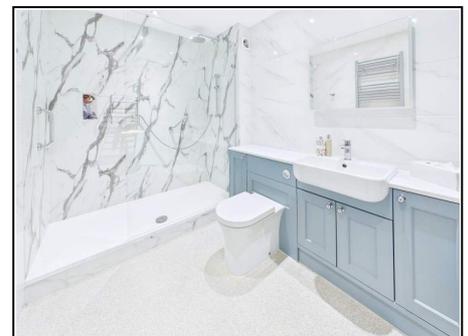
Guide price £575,000



- Spacious 4 double bed detached family-sized home in Rhiwbina
- Large principal reception room
- Additional dining room/family room
- Modern kitchen/breakfast room
- 2 double ground floor bedrooms + stylish shower room/wc
- 2 large double bedrooms + shower room/wc to first floor
- Well maintained and decorated throughout
- Spacious detached garage with utility and storage area
- Private and enclosed rear garden + paved terrace
- Ample block paved driveway to front and side of property

Ref: PRA53793

Viewing Instructions: Strictly By Appointment Only



General Description

Enviably located and very spacious 4 double bedroom detached dormer-style bungalow on generous plot in Rhiwbina Edwards and Co are delighted to offer for sale this very attractive and versatile family-sized home. The property offers 4 excellent sized double bedrooms (2 to the first floor), 2 spacious reception rooms plus a modern conservatory/sun room to the rear. More recent upgrades to the kitchen/breakfast room and the shower rooms make this a very appealingly-priced property within easy access to both Rhiwbina and Whitchurch Village centres as well as the A470 links to the City centre and M4 motorway. Not to be missed.



Driveway & Front Entrance

This attractive detached bungalow features a well-maintained exterior with a charming red brick façade. The property sits on a generous plot with a spacious block-paved driveway, providing ample off-road parking. The front borders are neatly landscaped, enhancing the appeal of the home. The building's design benefits from large windows, allowing for an abundance of natural light to enter the interior spaces. The roof is tiled, and there are feature gabled dormers to the front and side that add character to the overall appearance. This property is conveniently located in a very popular residential area surrounded by similar homes, and offers easy access to local amenities and transport links.



Storm Porch

The entrance features a striking blue door framed by a stylish archway, creating an inviting atmosphere. The brickwork surrounding the door is finished in a vibrant red, providing a classic and warm aesthetic. The tiled flooring showcases a light pattern, enhancing the overall appeal.



Entrance Hallway

This inviting entrance hall features a warm colour scheme with textured wallpaper and decorative detailing. The natural light from the front door enhances the welcoming atmosphere. The flooring is carpeted, adding to the comfort of the space. The walls decorated with a combination of light and dark tones, creating a stylish contrast that sets the tone for the rest of the property.



Ground Floor Bed 1

The spacious double bedroom features a curved bay window that allows for ample natural light, creating a bright and inviting atmosphere. The walls are adorned with a subtle patterned wallpaper, while the carpeted flooring adds warmth and comfort. The overall layout provides flexibility for various arrangements, making it suitable for a range of purposes. Wardrobes are fitted to the one wall.



Ground Floor Bed 2

Bedroom 2 is another spacious double bedroom that features neutral wall colours and carpeted flooring, creating a warm and inviting atmosphere. The room benefits from natural light, thanks to strategically placed windows overlooking the front aspect. The decorated ceiling enhances the room's character. The area is well-proportioned, allowing for various furniture arrangements to suit individual needs.



Principal Reception Room

This particularly well-proportioned main living room features an abundance of natural light, thanks to large windows and French doors that provide an open view of the rear garden and terrace. The room is set on a soft carpeted floor, creating a warm and inviting atmosphere. A central feature of the room is a stone fireplace, which adds a focal point and a sense of homeliness. Overall, this room offers a generous area perfect for relaxation and entertaining.



Dining Room

The versatile room features a spacious layout with well-proportioned dimensions, providing ample space for a dining table or family room usage. The decor is light and neutral, contributing to an airy atmosphere. Natural light is facilitated by a side window and large doors opening to the Principal Reception Room, enhancing the bright feel of the space. The room has a staircase leading to the upper level, adding to its overall accessibility. The flooring is carpeted, offering comfort and warmth. The walls are finished with a dado rail, adding character to the room.



Kitchen/breakfast room

The modern and stylish kitchen features a spacious layout with ample natural light entering from a large window to the side aspect. The walls are tiled offering a clean and bright atmosphere. The flooring consists of light-coloured tiles, contributing to the overall sense of openness in the space. The work surfaces are made from wood laminate, providing a warm contrast to the tiled walls. The overall design is functional and efficient, making it suitable for various kitchen activities.



Kitchen

As described.



Rear hallway

The rear lobby provides access to the ground floor shower room/wc and into the sun room/ conservatory. Door off to principal reception room.



Ground floor shower room/wc

This contemporary bathroom features a sleek design with elegant marble-effect walls that provide a luxurious feel. The space is illuminated by recessed lighting, creating a bright and inviting atmosphere. The flooring is a light-coloured textured surface, enhancing the overall aesthetic. The layout is well-optimised, allowing for easy movement and accessibility. The combination of modern finishes and materials adds to the sophisticated appeal of the room. Wall mounted towel rail radiator and large walk-in shower unit.



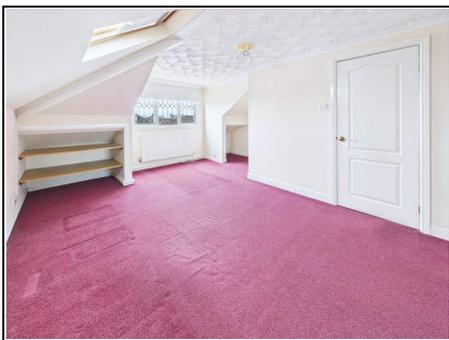
Sun Room

This spacious conservatory features tiled flooring and a neutral colour scheme, creating a bright and inviting atmosphere. The large windows allow ample natural light and provide views of the surrounding garden. The space is well-proportioned, ideal for various uses such as a relaxing area or additional living space. Access to the garden is available through a single door, enhancing the connection between indoor and outdoor areas. Access door to garage/utility.



First Floor Landing

Stairs lead up from the dining room to the brightly decorated landing area providing access to the 2 bedrooms and shower room/wc. Eaves storage.



First Floor Bed 1

First floor bedroom 1 is a spacious double bedroom. The walls are painted in a neutral tone, creating a bright and inviting atmosphere. The flooring is covered with a carpet in a shade of pink, adding warmth to the space. Natural light floods in through the skylight and window with decorative glazing, providing a pleasant view and illuminating the room. There are built-in shelves along one wall and further built in wardrobes, offering potential for efficient storage or display.



First Floor Bed 2

First floor bed 2 is another excellent size double bedroom that features a sloped ceiling and is decorated in a light blue colour, creating a bright and airy atmosphere. The floor is carpeted, providing a soft surface. A large window allows natural light to flood the space, while a second window is positioned in the roof, enhancing the overall brightness. Mirror-fronted wardrobes occupy one wall, offering ample storage solutions.



First Floor Shower/WC

This well-designed shower room features a contemporary layout that maximises space and light. Natural light flows generously through a window adorned with floral-patterned window treatments and obscured glazing. The walls are finished with a light, neutral colour that enhances the feeling of openness. The flooring is a non slip vinyl, providing a clean and modern aesthetic. Key elements include a shower area with glass enclosures, a well-placed mirror, and a radiator that contributes to the overall comfort of the space.



Rear Garden

The property features a spacious garden area, predominantly laid to lawn, offering a well-maintained green space. The garden is bordered by a variety of pathways, providing both structure and accessibility. Surrounding the lawn, you'll find a mixture of stone and brick features adding character to the outdoor space. A wooden summer house is present at the rear, which could serve multiple purposes. The entire garden is enclosed, ensuring privacy and security. Additional storage shed to remain.



Paved Terrace

Paved outdoor seating/entertaining space overlooking the rear garden and with access doors from the principal reception room. Access door to side of property.



Summer House

Wooden summerhouse/storage to rear of garden with paved pathway/seating area leading to it from the paved terrace.



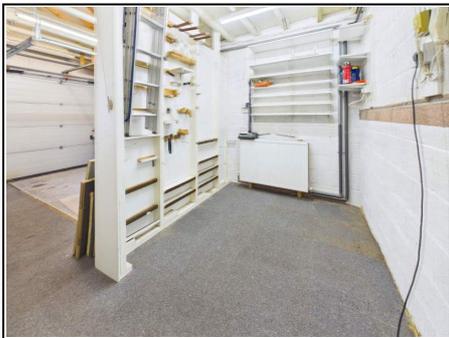
Garden Shed/Storage

Additional storage shed to the rear of the garage.



Garage/Utility Room

Detached garage/utility/storage to the top of the driveway (attached to and access from the conservatory/sun room) Power and light and up and over garage door to driveway. The garage/utility room also benefits from central heating.



Storage Area

Partitioned storage/workshop area to the rear of the garage. Power and lighting.

Agents Opinion

This really is an exceptionally spacious and versatile detached property in one of Cardiff's most desirable locations. The extended property offers 4 bedrooms plus 2 reception rooms and conservatory/sun room, not forgetting 2 modern shower rooms and kitchen/breakfast room. The property will make an ideal family-sized home and is within the catchments of some of Cardiff's finest Welsh and English medium schools. One 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

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







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		
(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.