Edwards & Co
property sales & lettings

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Kyle Crescent
Rhiwbina
Cardiff
CF14

Guide Price £460,000











- Ideally located 3 bedroom semi-detached family home
- 2 spacious reception rooms + conservatory
- Fully fitted kitchen with utility space
- 2 well proportioned double bedrooms + sizeable single bedroom
- Modern first floor shower room/wc + downstairs w/c
- Extensive rear garden mainly laid to lawn
- Driveway for multiple vehicles + garage
- First class Welsh and English school catchments
- Close to all the amenities Rhiwbina and Whitchurch has to offer
- NO UPWARD CHAIN - MUST BE VIEWED

Ref: PRA53560

Viewing Instructions: Strictly By Appointment Only

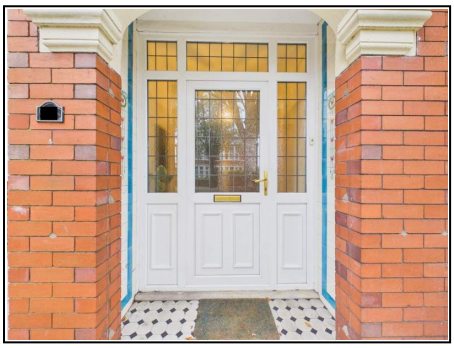
General Description

Guide Price £460,000 - Enviably located and well-maintained 3 bedroom semi-detached family home Edwards & Co are delighted to offer for sale this spacious red-brick and double-bay fronted semi-detached property in Rhiwbina. This family home offers a fitted kitchen, 2 separate reception rooms including a garden room, 2 large double bedrooms and a sizeable single, family bathroom, ground floor w/c, garage and a generous sized rear garden. The property is ideally located in this highly desirable location close to all the wonderful local amenities that Rhiwbina and Whitchurch has to offer, and only a short distance to the A470 leading to Cardiff City Centre and beyond. Furthermore, there is a first class Welsh and English catchment for both primary and secondary schools. The property is sold with NO UPWARD CHAIN and is not to be missed.



Driveway & Front Garden

Driveway for multiple vehicles with access to garage and door to rear garden. Well tended front garden mainly laid to lawn with planted borders. Clearly defined brick boundaries.



Entrance To Property

Covered Bath-stone entrance porch with original tiling, leading to PVC entrance door with obscured glazing. Access to entrance hallway.



Hallway

A brightly decorated and welcoming hallway with carpeted flooring, access to principal reception room, front reception room and downstairs WC. Carpeted stairs to first floor, obscured glass door to front aspect.



Front Reception Room

Spacious front reception room with bay window overlooking front aspect. Shelving in alcoves, chimney breast with fireplace. Carpeted flooring.



Principal Reception Room

Well-proportioned, extended and beautifully maintained principal reception room with ample space for living and dining furniture. Chimney breast with fire effect fireplace. Doors to conservatory and kitchen.



Principal Reception Room Second Angle

As depicted.



Kitchen

A well-proportioned and extended kitchen with ample base and eye level units and worktop space. One and a half bowl sink drainer unit with mixer tap. Integrated oven and induction hob with extractor fan over. Access to utility space, obscured glass door into conservatory, large window to rear aspect and obscured window to side aspect.



Utility Space

Utility space with shelving for pantry storage, obscured window to side aspect and open access to the kitchen. Plumbing for washer/dryer with worktop space.



Conservatory

An excellent size additional seating/family area looking out towards the rear garden. Carpet tiles, windows overlooking rear garden and patio area. Patio door access to the rear garden and doors to kitchen and principal reception room.



WC

Convenient downstairs w/c with wash hand basin set in a vanity unit with mixer tap and splashbacks. Tiled flooring and obscured window to side aspect.



First Floor Landing

Spacious landing with carpeted flooring, obscured window to side aspect, access to all bedrooms and bathroom.



Bedroom 1

Bedroom 1 is an excellent size double bedroom that accommodates for a large double bed, bedroom furniture and fitted wardrobes. An open bay looks out across the front aspect. Carpeted flooring.



Bedroom 2

Bedroom 2 provides for a further sizeable double bedroom with a large window overlooking the rear aspect. Fitted storage cupboard and carpeted flooring.



Bedroom 3

Bedroom 3 is a great sized third bedroom which may be further utilised as a home office if desired. Carpeted flooring, window to front aspect and access to the loft.



Shower Room

A bright and modern shower room with LVT vinyl flooring, tiled throughout, obscured window to rear aspect, suite comprising of WC with inset flush, sink and vanity unit and large chrome shower enclosure with shower wall and chrome dual head shower, light fitting and chrome towel radiator and access to storage cupboard and boiler.



Patio Sitting Area

Spacious paved patio area/outdoor entertaining space overlooking the rear garden and with access to driveway and garage. Door to conservatory.



Rear Garden

A particularly well-proportioned and easterly facing garden, mostly laid to lawn with planted flower beds/veggie patch and mature shrubs, patio and pathway to the end of the garden, shed and side access into the garage.



Rear Garden Second Angle

Extensive and private rear garden mainly laid to lawn with mature shrubbery as depicted.



Rear Garden Third Angle

As depicted at the end of the garden.

Agents Opinion

This really is a beautiful and very well-maintained 3 bedroom property in a highly sought after residential area, pretty much equidistant between the Village centres of both Rhiwbina and Whitchurch. The property has ample inside and outside space with an extensive rear garden and a driveway for ample vehicles. Having had the pleasure of living in

this wonderful street growing up as a child myself, and having had the pleasure of knowing the previous occupiers personally, I can assure you that is a wonderful family-sized property, in an exceptional location, and one that has all the scope to further extend if ever desired. Certainly 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

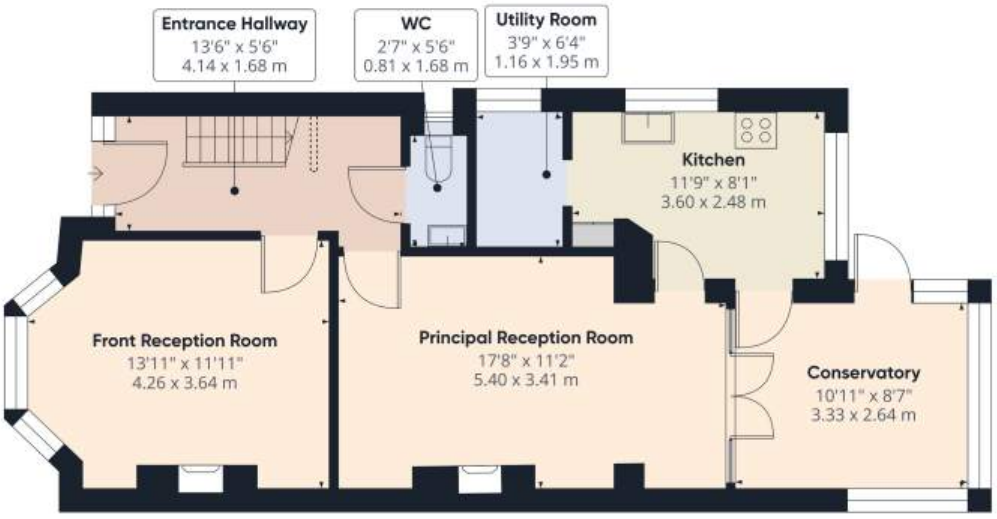
Mains Electric, Mains Gas, Mains Water, Mains Drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor Building 1

Approximate total area(1)

632 ft²
58.6 m²

Reduced headroom

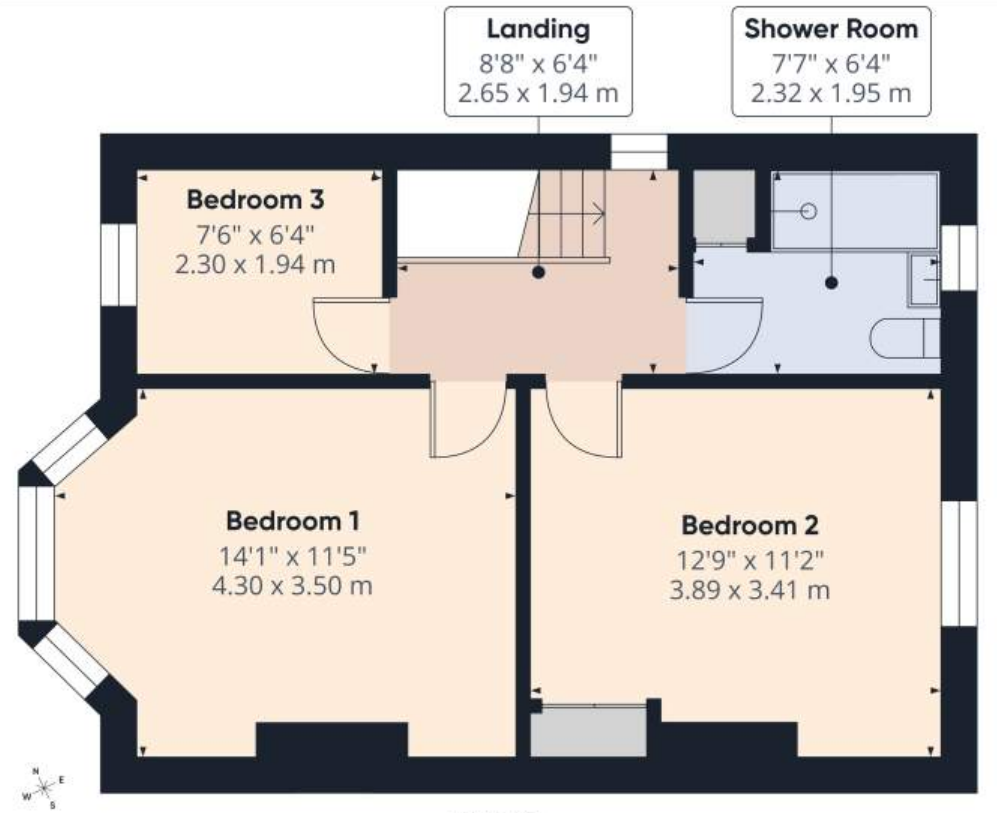
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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Floor 1 Building 1

Approximate total area(1)

420 ft²
39.2 m²

(1) Excluding balconies and terraces

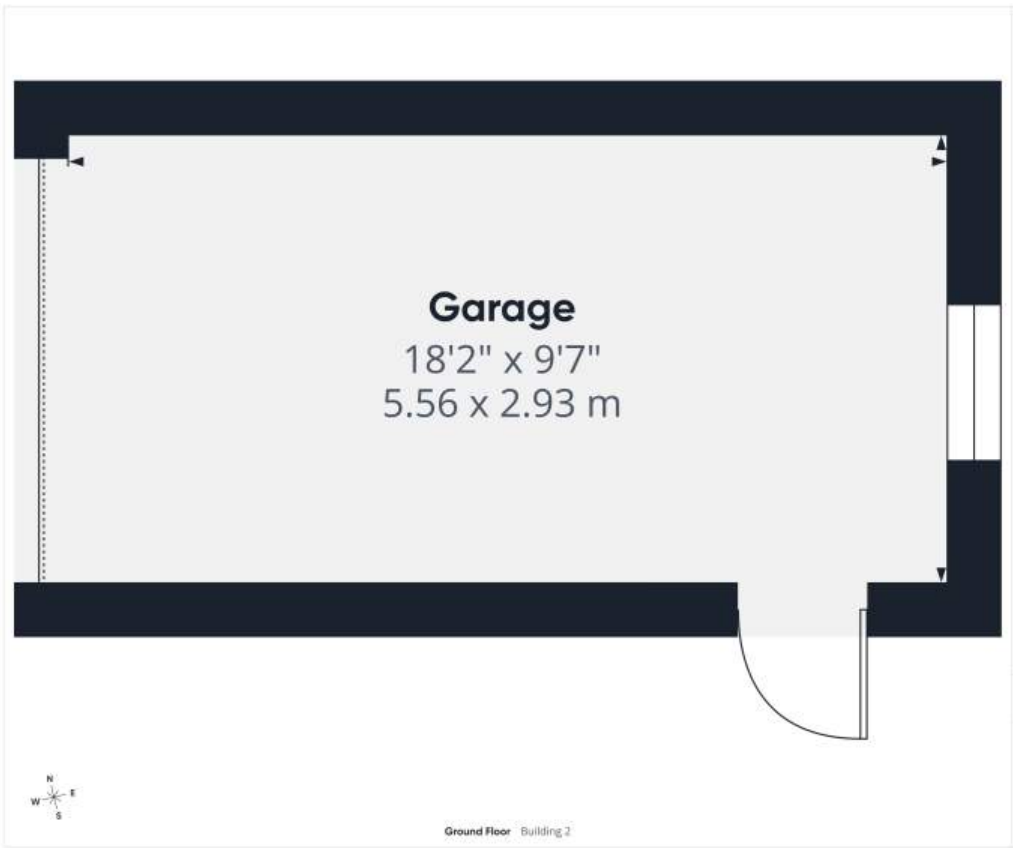
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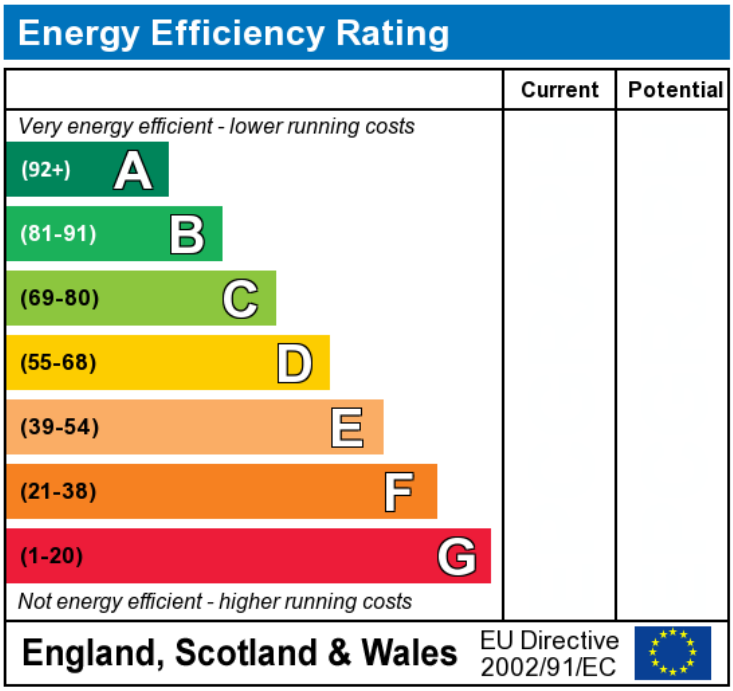


Approximate total area(1)
1052 ft²
97.8 m²
Reduced headroom
1 ft²
0.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Approximate total area(1)
174 ft²
16.2 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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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.