



Edwards & Co
property sales & lettings

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Lon-Y-Rhyd
Rhiwbina
Cardiff
CF14

Guide Price £275,000



- Superb 2 bedroom semi-detached bungalow
- Fully refurbished to high standard
- Open plan spacious lounge/dining room/kitchen
- Modern ground floor bathroom
- Off-road parking
- Garden to the side
- Short distance from all local amenities and Rhiwbina village centre
- First class Welsh and English school catchments
- Ideal for first time buyers
- NO UPWARD CHAIN



Ref: PRA53810

Viewing Instructions: Strictly By Appointment Only

General Description

REFURBISHED AND SPACIOUS 2 BEDROOM DETACHED 'CHALET BUNGALOW' IN RHIWBINA Edwards and Co are delighted to offer for sale this very well-presented and well-proportioned detached 2 storey 'chalet bungalow' in Rhiwbina, Cardiff. The property offers versatile accommodation with 1 bedroom, bathroom, kitchen and sizeable open plan living space to the ground floor and large bedroom to the first floor. The property benefits from off road parking and a low maintenance and enclosed garden. This property is well located to all local amenities in the area and is in a very sought after catchment area for both Welsh and English primary and secondary schools. The property benefits from off-road parking and NO UPWARD CHAIN. MUST BE VIEWED!



Front & Entrance

The entrance is marked by a small porch, providing a welcoming access point. There is a paved driveway with ample space for parking. Surrounding the property are wooden boundary fences, offering a degree of privacy.



Entrance Porch

Three steps leading to Black composite door porch with two further doors, both white and leading to the property into the garden. Windows and doors are double glazed and obscure glass. ceiling upvc panelled with light fitting. tiled floor.



Lounge

Open plan living area. Obscure glass window to the rear of the room. Cupboard housing the boiler and laminate flooring.



Kitchen

The Kitchen has a range of wall and base units in high gloss white, Stainless still sink and drainer with chrome mixer tap, integrated electric oven and 4 ring gas hob, freestanding fridge, freestanding freezer, laminate flooring. The walls are painted and tiled, upvc windows facing the front of the property,



Landing

Staircase leading from lounge to bedroom 1, storage to the side.



Bedroom 1

This spacious attic room features a high, sloping ceiling which enhances the sense of openness and light. A sizeable window allows natural light to flood the space, creating a bright and inviting atmosphere. Ample wall space offers potential for personalised decoration or shelving. The overall design promotes a comfortable and airy feel.



Bedroom 2/Study

This sizeable study/ground floor bedroom is located to the rear of the property off the main living space with window to rear.



Bathroom

Ceiling smooth plastered and painted, Walls fully tiled, Low level three piece bathroom suite in white, radiator, obscure glazed upvc window to the side.



Garden

This exterior space features a compact garden area, which is predominantly laid with artificial grass. The garden is enclosed by tall wooden fencing, offering a private and secure environment.



Garden Shed/Storage

As described.

Agents Opinion

This property is a great opportunity for a first time buyer, or those looking to down-size, to buy a well presented property in a fabulous location near the Rhiwbina Village centre. The property has been refurbished in it's more recent history and benefits from off-road parking and a low maintenance garden. The property will also be of interest to investors/landlords and will rent quickly in the region of £12/1250 pcm. Please also note that the current photos will be replaced and upgraded when the current occupier moves out shortly and a floor plan will be added. This property is not one 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

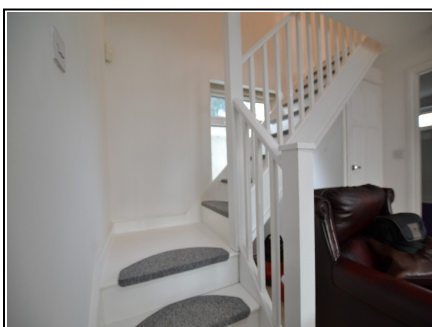
EPC Rating:74

Tenure


We are informed that the tenure is Freehold

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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.