



Edwards & Co
property sales & lettings

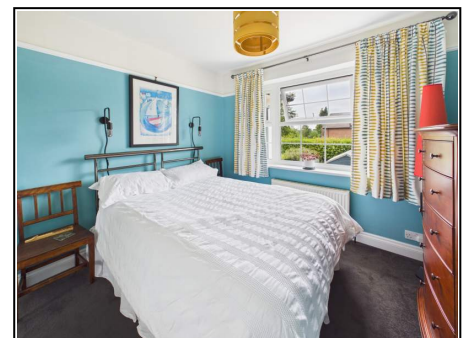
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Heol Y Deri
Rhiwbina
Cardiff
CF14

Guide Price £480,000 to £500,000



- Fabulous 3 double bedroom semi-detached home in Rhiwbina
- Large living room + sizeable dining/family room
- Modern kitchen with door to rear garden
- 2 very-well proportioned double bedrooms
- Bedroom 3 will also comfortably accommodate a double bed if desired
- Well presented family bathroom
- Ample block paved driveway with side access to rear
- Private and enclosed westerly facing rear garden
- Walking distance to all local amenities in Rhiwbina
- First class Welsh and English school catchments



Ref: PRA53904

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £480,000 to £500,000 - Beautifully presented 3 double bedroom semi-detached family home in the heart of Rhiwbina. Edwards & Co are delighted to offer for sale this wonderful, non-Grade II listed, 3 bedroom property, ideally situated within walking distance to all the wonderful amenities Rhiwbina has to offer. This sizeable home offers 3 well-proportioned bedrooms, ample off-road parking, a great garden and a spacious living room. The property has plenty of character with the retention of many original features in line with the conservation area of the garden village. A short distance away is the train station and within driving distance is the A470 leading to Cardiff City centre and beyond. There is the further benefit of a truly first class Welsh and English school catchment area. This one must be viewed to be fully appreciated!



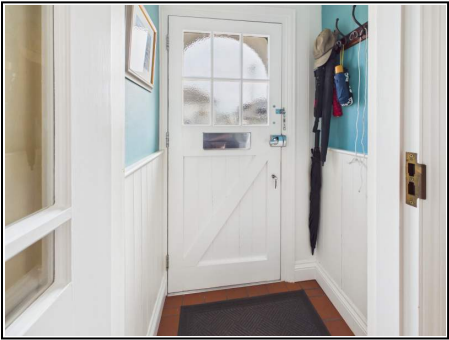
Driveway & Front Entrance

Block paved driveway with ample space for parking. Mature shrubbery and side access to rear garden. Outside light and entrance to property.



Entrance To Property

Well maintained front door leading to entrance porch.



Entrance Porch

Entrance porch with access to front door and entrance hallway.



Hallway

Bright hallway with large window to side aspect and beautiful tiled flooring. Doors leading to living room, dining room and kitchen. Carpeted flooring to first floor accommodation.



Hallway Second Angle

As depicted.



Living Room

Spacious living room with beautiful parquet flooring, ceiling beams and large windows with door to rear garden. Chimney breast with original feature fireplace.



Dining Room

Large dining room with parquet flooring, original feature fireplace and large window to front aspect. Ceiling beams.



Dining Room Second Angle

As depicted.



Kitchen

Fully fitted kitchen with tiled flooring and part tiled walls. Windows overlooking side aspect and rear garden. Door opening to rear garden.



Kitchen Second Angle

Upgraded kitchen units, Kensington rangemaster, gas hob with extractor above, single bowl sink and drainer unit. Heated towel rail.



Kitchen Third Angle

As depicted.



First Floor Landing

Bright and open landing with carpeted flooring and doors to all bedrooms and bathroom. Window to side aspect.



First Floor Landing Second Angle

As depicted.



Bedroom 1

A very well proportioned and beautifully presented main bedroom with 2 sets of fitted wardrobes, large window to front aspect. Lovely original feature fireplace and carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden and fitted wardrobe. Original feature fireplace and carpeted flooring



Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 is a well-proportioned 3/4 size double bedroom with ample space for the bed and bedroom furniture. Window overlooking the rear garden. Carpeted flooring.



Bedroom 3 Second Angle

As depicted.



Bathroom

Family bathroom with 3 piece suite and shower over the bath. Part tiled and part painted walls, tiled flooring. Window with obscured glazing to front aspect.



Bathroom Second Angle

As depicted.



Rear Garden

A generously proportioned and private, westerly facing rear garden laid predominantly to lawn with mature hedgerow boundaries, planted borders and 'wild flower garden'



Rear Garden Second Angle

As depicted with sizeable paved outdoor seating/entertaining area.



Rear Garden Third Angle

As depicted with large wooden garden shed to remain.



Patio Sitting Area

Private and spacious paved terrace overlooking the rear garden. Doors to principal reception room and into the kitchen.



Garden Shed/Storage

An excellent size wooden garden shed located at the far end of the garden.

Agents Opinion

This really is a beautifully presented and meticulously maintained property, in the style of the neighbouring Garden Village conservation area houses, however not being subject to Grade II listing. The property offers an amazing opportunity to buy a beautiful family-sized home in very close proximity to Rhiwbeina Primary School and also within very short walking distance to the Village centre itself. This home has the additional benefit of driveway parking and benefits from a sizeable westerly facing garden. NOT TO BE MISSED.

Disclaimer

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.

Anti Money Laundering

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.

Services

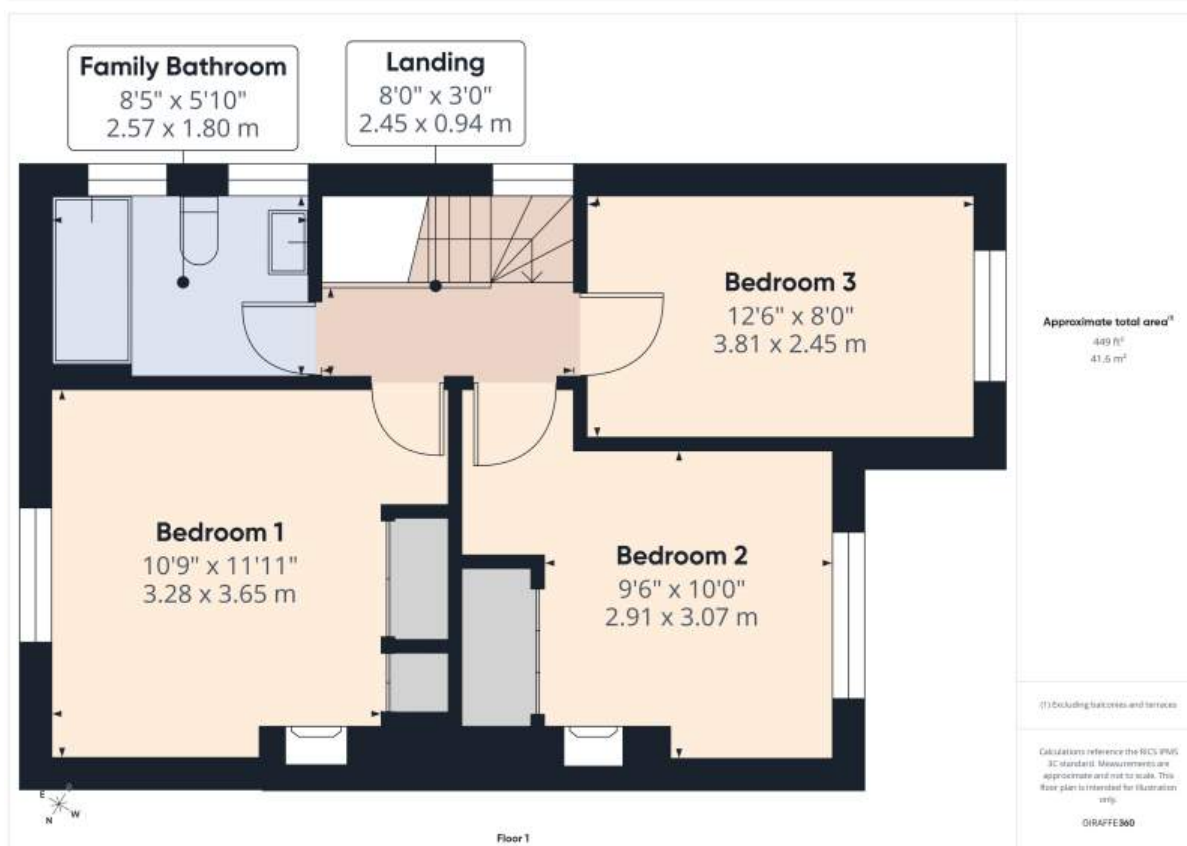
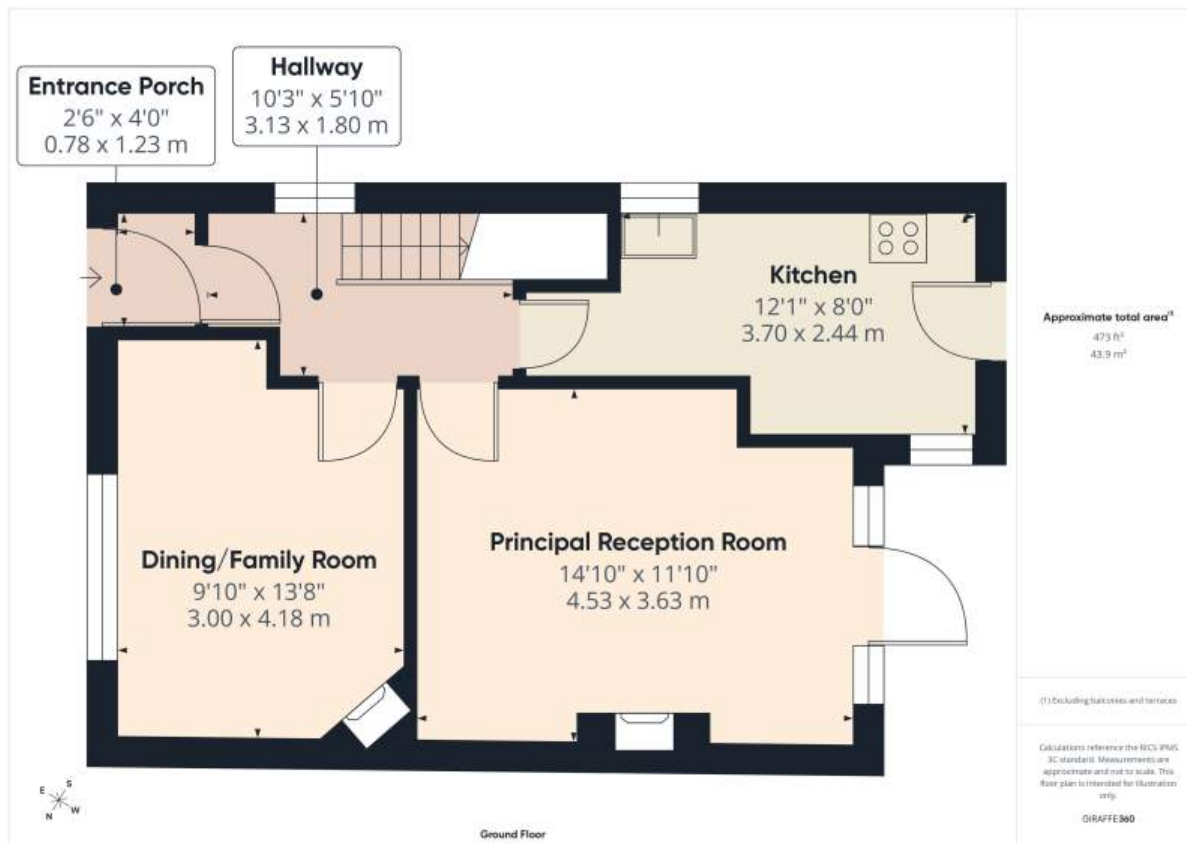
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

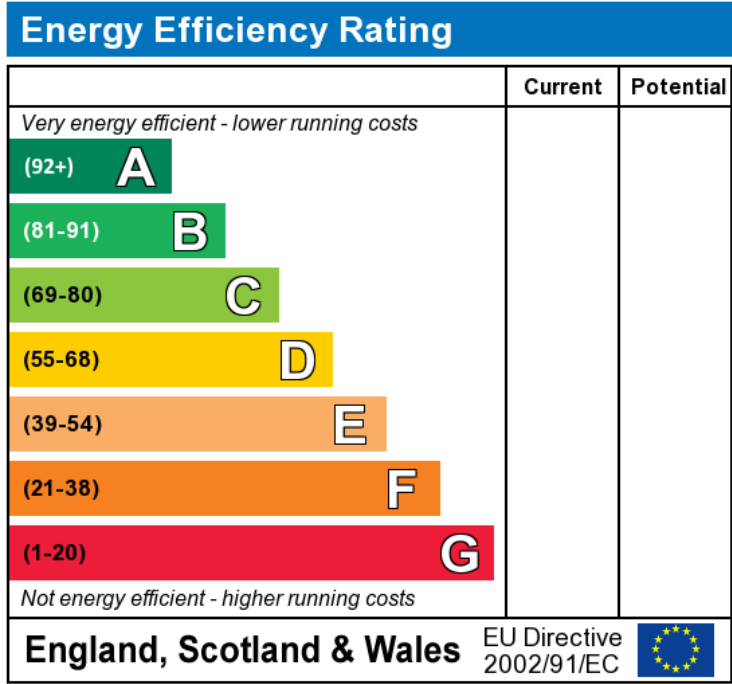
Council Tax

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.



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.