



Edwards & Co
property sales & lettings

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Heol Y Nant
Rhiwbina
Cardiff
CF14

Guide Price £355,000 to £375,000



- Semi-detached 2 bedroom bungalow
- Spacious living room with sliding doors to garden
- 2 well proportioned double bedrooms
- Sizeable kitchen
- Large bathroom
- Large rear garden + front garden
- Driveway for multiple vehicles
- Easy access to A470 and other travel links to Cardiff city centre
- Close to all amenities Rhiwbina has to offer
- NO UPWARD CHAIN



Ref: PRA53902

Viewing Instructions: Strictly By Appointment Only

General Description

*Guide Price £355,000 to £375,000 * Ideally located 2 bedroom semi-detached bungalow in the heart of Rhiwbina* Edwards & Co are delighted to offer for sale this great opportunity to purchase a well loved bungalow in a sought after residential area. The bungalow is within walking distance to all the wonderful amenities that Rhiwbina has to offer, there is also a first class catchment area for both Welsh and English schools. Furthermore the A470 is within a short driving distance providing access to Cardiff city centre and beyond. The property itself sits on a generous plot with a large front and rear garden in addition to sizeable double bedrooms and a sizeable reception room. This property is a great opportunity to renovate a home in a great area with no onward chain. Early viewings are advised.



Driveway & Front Garden

Driveway with ample parking with space to extend subject to the necessary planning permission. Large garden mainly laid to lawn.



Front Garden

Large front garden with clearly defined boundaries mainly laid to lawn with mature shrubbery.



Front Garden 2

As depicted.



Patio Sitting Area

Spacious private patio area to the side of the property. Gate to front of property and doors leading to the property. Access to rear garden.



Entrance Porch

Entrance porch with access to front door and entrance hallway



Hallway

Bright hallway with beautiful parquet flooring and doors leading to bedrooms, reception room, bathroom and kitchen. Loft access hatch.



Kitchen

Kitchen comprising of ample base and eye level units, single bowl sink drainer unit with mixer tap. Part tiled, door to hallway. Windows overlooking rear garden and door to side.



Kitchen Second Angle

As depicted.



Living Room

Spacious living room with sliding doors to the rear garden. Chimney breast with electric fireplace. Carpeted flooring.



Bedroom 1

A very well proportioned room with fitted wardrobes and windows to the front aspect. Carpeted flooring.



Bedroom 1 Second Angle

As depicted.



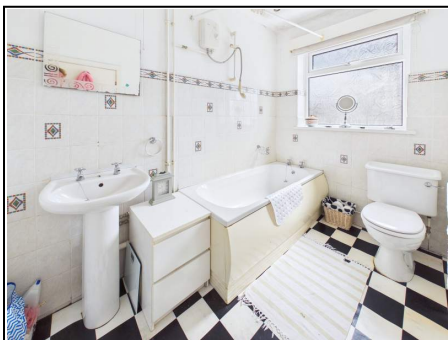
Bedroom 2

Another generously sized bedroom which is currently utilised as dining room. Large window to the front aspect and parquet wooden flooring.



Bedroom 2 Second Angle

As depicted.



Bathroom

Spacious bathroom comprising of bath with shower over, w/c, wash hand basin and obscured window to side aspect. Fully tiled walls.



Rear Garden

Sizeable rear garden mainly laid to lawn with mature shrubbery. Access to side and sliding door to living room.



Rear Garden Second Angle

As depicted.

Agents Opinion

This property is truly a great opportunity to love a well loved bungalow in the heart of Rhiwbina. The bungalow is set on a generous plot in a popular residential area and is also within walking distance to all the local amenities. This bungalow is truly a great opportunity for a renovation project with no onward chain. Early viewings are advised.

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 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
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
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.