Edwards & Co
property sales & lettings

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Heol Llanishen Fach
Rhiwbina
Cardiff
CF14

Guide Price £440,000 to £460,000











- Renovated 3 bedroom family home in Rhiwbina
- Large living room open to sizeable sitting/dining room
- Fully fitted kitchen + conservatory dining room
- 3 spacious double bedrooms + useful study room
- Well presented family bathroom
- Ground floor w/c + first floor w/c
- Newly laid driveway with parking for multiple vehicles
- Private and landscaped rear garden
- Close to all the wonderful amenities Rhiwbina has to offer
- First class Welsh and English school catchments

Ref: PRA53942

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £440,000 to £460,000 A wonderfully renovated 3 bedroom family property in Rhiwbina* Edwards & Co are delighted for sale this well presented semi-detached property in the heart of Rhiwbina. The current vendors have thoughtfully modernised the property throughout and the spacious property offers 3 sizeable double bedrooms, great study room and generous living space. Additionally a new paved driveway has been laid with space for multiple vehicles and the large rear garden has been landscaped. The property is within walking distance to all the wonderful local amenities that Rhiwbina has to offer while also being within a short distance of the A470 leading in and out of Cardiff city centre and beyond. Additionally, the property benefits from a first class Welsh and English primary and secondary school catchment area. Early viewing are advised!



Driveway & Front Entrance

A well presented and newly laid paved driveway leading to the property. Small garden mainly laid to lawn with mature shrubbery to the side. Up and over door to garage.



Entrance To Property

Well maintained front door entering to the hallway. Outside light and convenient storm porch.



Hallway

Spacious entrance hallway with beautiful restored parquet flooring. Doors to the kitchen, reception rooms and the w/c. Carpeted stairs leading to the first floor accommodation.



Hallway Second Angle

As depicted.



Living Room

Sizeable and bright living room open to sitting/dining room. Lovely restored parquet flooring and large window to the front aspect.



Sitting/Dining Room

The sitting/dining room is a great size with parquet flooring and a large window to the front aspect. The room may be utilised as a dining room, reception room or study with ample space.



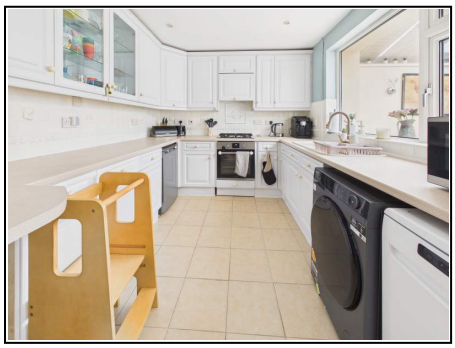
Living/Dining Room

As depicted.



Dining/Living Room

As depicted.



Kitchen

Fully fitted and well presented kitchen with ample base and eye level units with great worktop space. One and a half bowl sink drainer unit with mixer tap. Oven with gas hob over and extractor fan. Tiled flooring and part tiled walls.



Kitchen Second Angle

Storage cupboards to side, large window to rear aspect and door to conservatory.



Conservatory

Large conservatory with large windows and patio doors to rear garden. Tiled flooring and door to under stairs storage.



Conservatory Dining Room

Currently utilised as a dining room the conservatory has ample space for furniture and ay be utilised as a further reception room or a play room.



Ground Floor WC

Well presented downstairs w/c. Wash hand basin with mixer tap set in a vanity unit, obscured windows to side aspect and tiled flooring.



Landing

Bright and open landing with large window to rear aspect. Carpeted flooring, airing cupboard and doors to bedrooms, w/c and family bathroom.



Bedroom 1

Bedroom 1 is a very generously proportioned double bedrooms with fitted wardrobes and ample space for further storage options. Large window to front aspect and carpeted flooring.



Bedroom 1 Second Angle

As depicted.



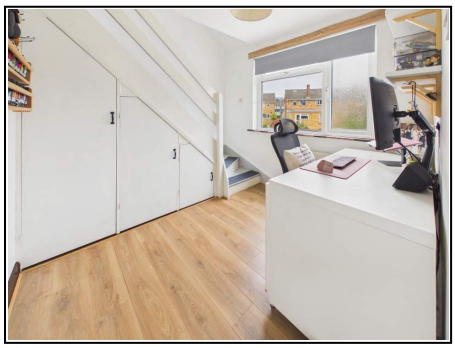
Bedroom 2

Bedroom 2 provides for a further well proportioned double bedroom with a large window to the front aspect, carpeted flooring and wash hand basin with splashbacks.



Bedroom 2 Second Angle

As depicted.



Study

The traditional third bedroom has been converted to a very useful study/office with a large window overlooking the rear aspect. Very useful understairs storage and stairs leading to bedroom 3.



Bathroom

Modernised bathroom comprising of a bath with shower over, wash hand basin with mixer tap set in a vanity unit. Heated towel rail, fully tiled and obscured window to the rear aspect.



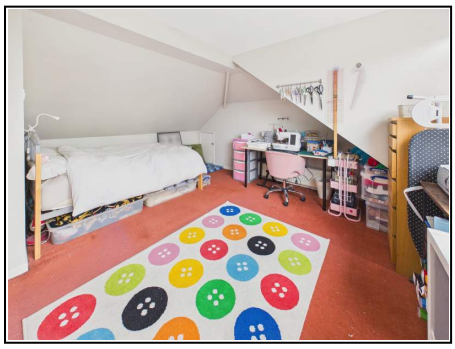
Bathroom Second Angle

As depicted with pull out shower screen.



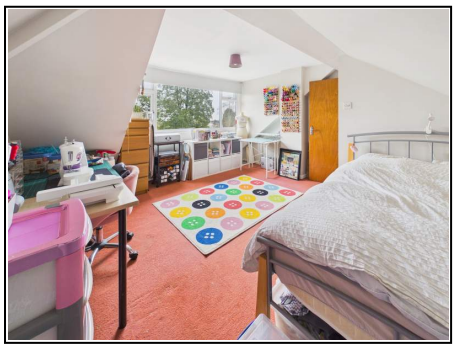
WC

A convenient first floor w/c with obscured window to rear aspect.



Bedroom 3

Bedroom 3 provides for a further double bedroom with a large window to the front aspect and carpeted flooring.



Bedroom 3 Second Angle

As depicted.



Rear Garden

A recently landscaped and large rear garden now mainly laid to lawn with a patio seating area and clearly defined fenced boundaries. There are also concrete bases in case a wooden shed is desired.



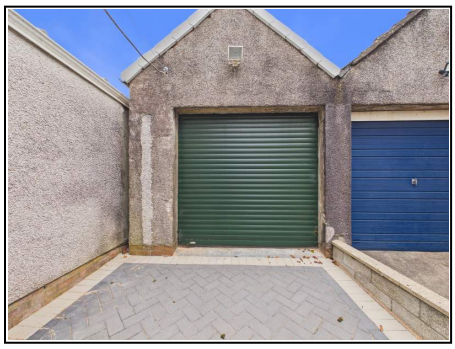
Rear Garden Second Angle

As depicted.



Patio Sitting Area

Sizeable patio sitting area with paved tiled and ample space for patio furniture.



Garage

Large garage with door to side and newly fitted motorsized garage door with remote control access. Power inside and lighting.

Agents Opinion

This is a great opportunity to obtain a recently renovated family home in a wonderful area. The property is within walking distance to amenities in Rhiwbina and a short distance to further amenities and transport links. The property has been renovated thoughtfully with modernisation while retaining original features such as the parquet flooring. With ample living space and a sizeable garden this property is 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 Water, Mains Drainage, Mains Gas

Tenure

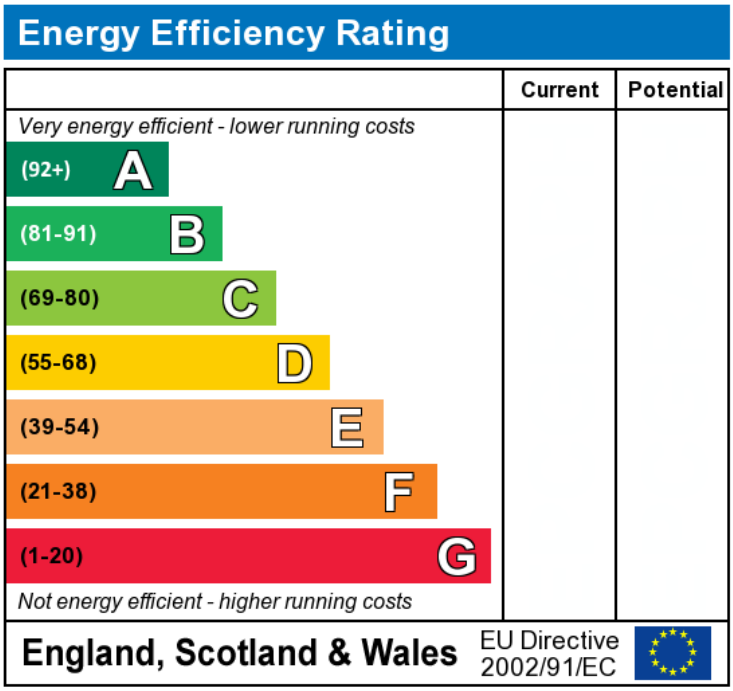
We are informed that the tenure is Freehold

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.