



Edwards & Co
property sales & lettings

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Tyn-y-Parc Road
Rhiwbina
CF14

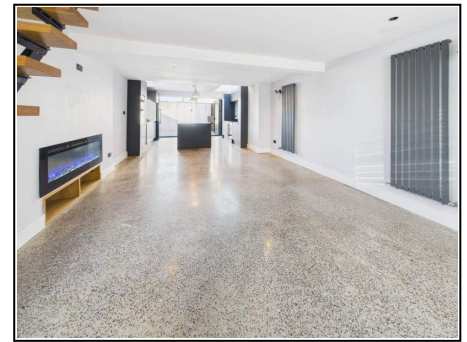
Guide Price £325,000



- Super-stylish 2 double bedroom end terraced home
- Fabulous open plan Lounge/Dining area with underfloor heating
- Superb and modern kitchen with bi-folds to garden
- Bedroom 1 with French doors and Juliette balcony
- Bedroom 2 is another spacious double
- Contemporary first floor shower room/wc
- Very well maintained and presented throughout
- Private and enclosed rear garden
- Ample block paved driveway to front
- Ideal first time buy or down-sizer

Ref: PRA53759

Viewing Instructions: Strictly By Appointment Only



General Description

£325,000 to £335,000 Guide Price - Super contemporary and recently fully renovated 2 double bedroom end terrace home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous and very conveniently property. The current owner has transformed the former traditional terraced house into this modern masterpiece. The property must be viewed internally to be fully appreciated. CALL TO VIEW TODAY - NO ONWARD CHAIN.



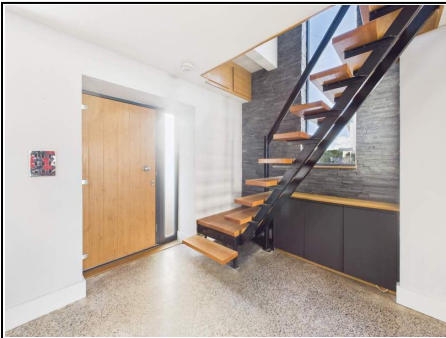
Driveway & Front Entrance

Ample block paved car parking area, ideal for 2 vehicles plus on street parking to side.



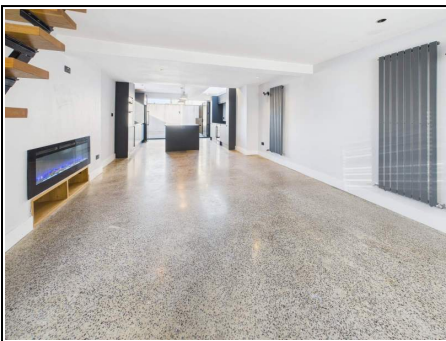
Covered Entrance

Stylish cantilever storm porch and contemporary entrance door. Outdoor mail box and light.



Staircase to first floor

Modern open plan staircase to first floor landing with tall glazed window to side aspect.



Lounge/Dining area

Fabulously proportioned lounge dining area with polished concrete flooring and under floor heating. Feature inset fireplace and stylish vertical radiator. Open plan to kitchen area.



Kitchen

This modern kitchen features a spacious open-plan design with a polished concrete floor and underfloor heating, creating a contemporary aesthetic. Ample natural light floods the space through large windows and a skylight, enhancing the bright and airy atmosphere. The room is well-equipped with integrated appliances and generous cabinetry, offering plenty of storage solutions. A central island provides additional workspace and serves as a focal point for the area. Access to the outdoors is available through bi-folding doors, allowing for seamless indoor-outdoor living.



First Floor Landing

Brightly decorated and carpeted landing are with access to both bedrooms and shower room. Loft hatch.



Bedroom 1

A very well proportioned double bedroom that features a spacious layout with ample natural light coming from large French door windows with Juliette balcony. The walls are finished in a neutral shade, providing a versatile backdrop suitable for various decor styles. The floor is carpeted, adding warmth and comfort to the space. A ceiling light fixture enhances the overall ambiance.



Bedroom 2

This spacious double bedroom features a neutral colour palette on the walls, providing a bright and airy atmosphere. The flooring comprises grey carpeting, offering both comfort and warmth. A large window with blinds allows ample natural light to flood the space, enhancing the overall brightness of the room. There is a wooden door which adds a touch of character to the space.



Shower Room/Wc

The shower room/wc features a modern and stylish design, characterised by sleek black wall tiles that create a contemporary atmosphere. The space is well-lit, with multiple light sources enhancing the overall ambiance. The flooring consists of large, light-coloured tiles that provide a nice contrast to the darker wall tiles. A spacious walk-in shower is present, enclosed by glass panels that contribute to the open feel of the room. The layout optimises space while maintaining functionality, making it a comfortable and practical area for daily use.



Rear Garden

Bi-folding doors open up from the kitchen area onto a private and enclosed rear garden are with concrete base. Block and rendered walls to 2 sides plus wooden faced wall to the other. Side access gate.

Agents Opinion

A super-contemporary and very stylish renovation of this traditional end terrace home in Rhiwbina. The current owner has recently transformed the former family home into this masterpiece of modernity. With large open plan ground floor living and 2 excellent size double bedrooms, this enviably located property will appeal to both first time buyers and those looking to down-size in the area. 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 Drainage, Mains Water, Mains Gas

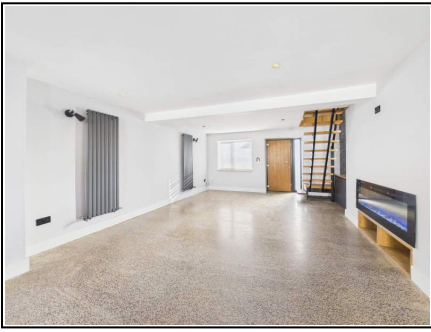
EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





Approximate total area⁽¹⁾
 457 ft²
 42.5 m²

Reduced headroom
 16 ft²
 1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5'01.5 in

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

GRAFTE 360

Ground Floor



Approximate total area⁽¹⁾
 352 ft²
 32.7 m²

(1) Excluding balconies and terraces

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

GRAFTE 360

Floor 1



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		83
(69-80) C		
(55-68) D	61	
(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.