



Edwards & Co
property sales & lettings

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Glas Efail
Rhiwbina
Cardiff
CF14

Guide Price £425,000 to £445,000



- Spacious and extended 3 bed family sized home
- 3 excellent size reception rooms
- Extended and fully fitted kitchen
- 2 sizeable double bedrooms + 1 single bedroom
- First floor family bathroom
- Very well decorated and maintained throughout
- Driveway and detached garage
- Private and enclosed rear garden + paved terrace
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53870

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £425,000 to £445,000 - extended and enviably located 3 bedroom family sized home in Rhiwbina
Edwards and Co are delighted to offer for sale this perfectly presented and spacious semi-detached home that is located just off Beulah Road and within a short distance of Rhiwbina Village centre and all it's wonderful amenities. The property benefits from having beautifully tended and very private gardens to the rear, together with driveway parking and detached garage. Must be viewed to be fully appreciated.



Driveway & Front Garden

Tarmacadam driveway leading to garage and adjacent front garden.



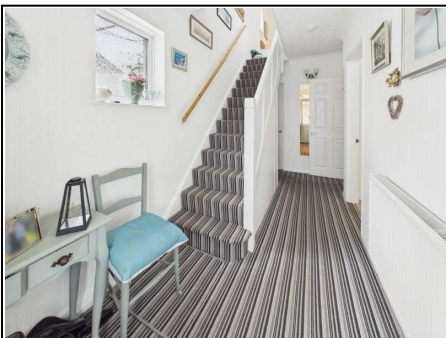
Garage

Detached brick built garage/storage with front and side doors.



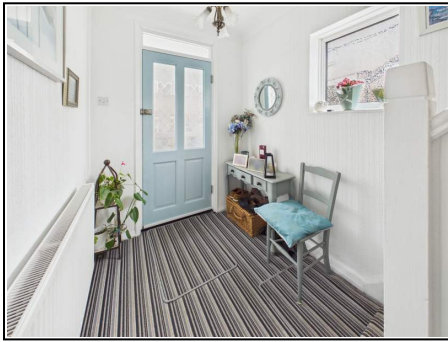
Entrance Porch

Upvc entrance porch leading to entrance door and entrance hallway.



Entrance Hallway

Bright and welcoming hallway leading to ground floor receptions and kitchen. Carpeted flooring and stairway to first floor. Side window and under stairs storage.



Entrance hallway second angle

As depicted.



Front Reception Room

An excellent size principle reception room with bay windows overlooking the front aspect. Feature fireplace with side alcoves, carpeted flooring, opening to family room.



Family Room

Another excellent size sitting room/family room open plan to the front reception room. Feature fireplace with gas fire and side alcoves. Sliding doors to dining room.



Dining Room

Forming part of the flat roof extension is the ample dining room with large window overlooking the terrace and rear garden. Sliding door to kitchen.



Kitchen

Extended, brightly lit and fully fitted kitchen with ample base and wall units and tiled flooring. Door to rear garden and dining room.



Kitchen Second Angle

As depicted.



First Floor Landing

Brightly decorated first floor landing with doors to all bedrooms and bathroom. Window to side aspect. Loft access.



Bedroom 1

A spacious double bedroom with fitted wardrobes and large bay window to front aspect.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with sliding mirror wardrobes and window overlooking the rear garden.



Bedroom 3

A sizeable single bedroom with space for single bed and bedroom furniture. Window to front aspect.



Family Bathroom

Brightly decorated family bathroom with white 3 piece suite with shower over bath and shower screen. Tiled walls.



Rear Garden

Beautifully tended, very private and mature rear garden laid mainly to lawn with planted borders. Access to side garden through to driveway and garage/storage.



Rear Garden Second Angle

As depicted.



Paved Terrace

Large paved outdoor seating/entertaining space overlooking the rear garden.



Side Garden

Side garden with access to driveway and garage. Room to extend sideways if ever desired, subject to necessary permissions.

Agents Opinion

This really is the most wonderful opportunity to acquire an ideally located and very-well maintained property in Rhiwbina. The property has been home to the current owners for over 40 years and they are now ready to hand it on to the next generation who they hope will love it as much as they have done. The open-plan trio of reception rooms

together with its adjacent kitchen allows for plentiful living and entertaining spaces on the ground floor. It simply must be viewed to be fully appreciated.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Approximate total area⁽¹⁾
604 ft²
56.1 m²

(1) Excluding balconies and terraces

Calculations reference the BCS/PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE360



Ground Floor Building 1



Approximate total area⁽¹⁾
353 ft²
32.9 m²

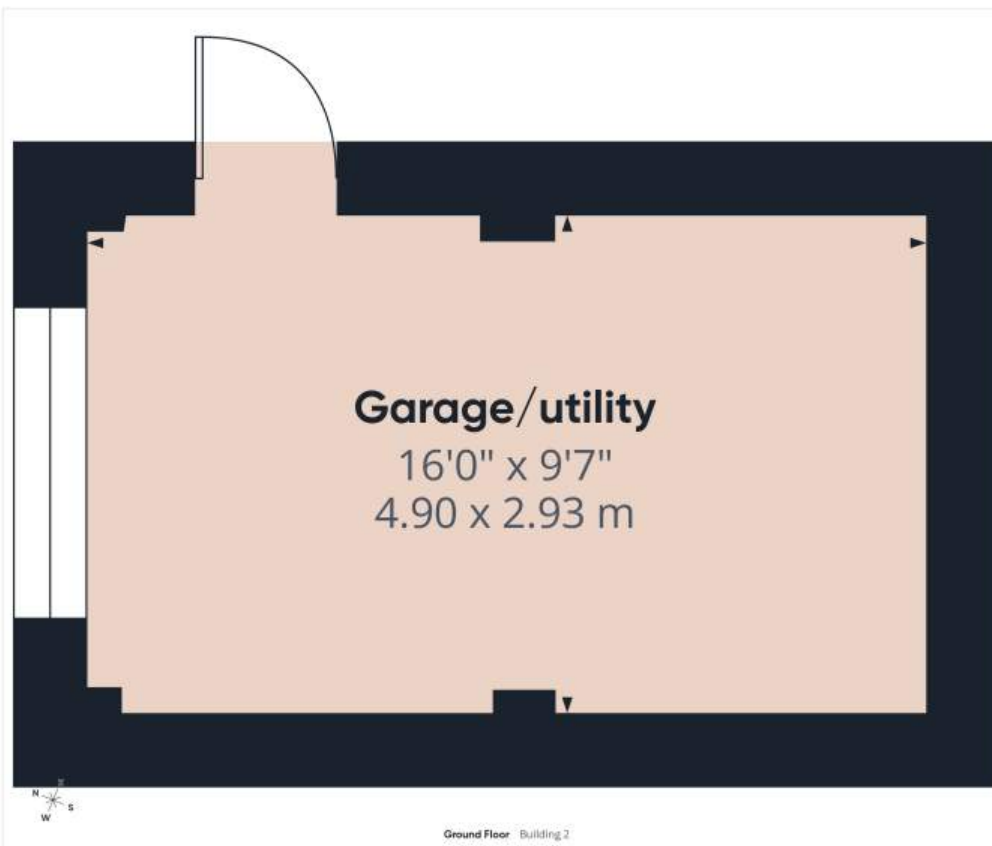
(1) Excluding balconies and terraces

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GRAFTE360



Floor 1 Building 1



Approximate total area⁽¹⁾
156 ft²
14.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS 3PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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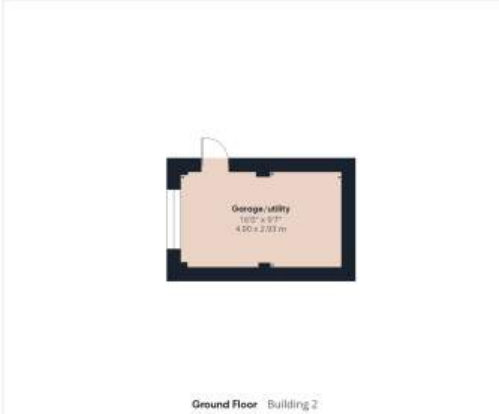


Approximate total area⁽¹⁾
1113 ft²
103.5 m²

(1) Excluding balconies and terraces


Calculations reference the BCS 3PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFFE360



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.