



Edwards & Co
property sales & lettings

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Heol Nant Castan Cardiff CF14

Guide price £375,000



- Superb and extended 2 double bedroom bungalow
- Fabulous open-plan dining room to principal reception room
- Large conservatory/sunroom extension
- 1 ground floor double bedroom with adjacent shower room/wc
- Sizeable first floor double bedroom with en-suite shower/wc
- Excellent size kitchen
- Extensive block paved driveway parking
- Private and mature rear garden + substantial garden building
- Enviably located close to all local amenities
- MUST BE VIEWED - NO ONWARD CHAIN !

Ref: PRA53846

Viewing Instructions: Strictly By Appointment Only



General Description

Guide price £375,000 - Enviably located, beautifully presented and extended 2 double bedroom semi detached bungalow in Rhiwbina Edwards and Co are delighted to offer for sale this particularly attractive property that offers bucket loads of kerb appeal and internal living space, driveway parking and lovely rear gardens. Ideally located close to both Rhiwbina and Llanishen Fach Village centres, this really is a 'must see' property and early viewings are strongly recommended.



Driveway & Front Entrance

Beautifully maintained and very spacious block paved driveway parking area to the front and side of the property.



Driveway

The driveway extends alongside the property to the front and rear entrances. Block built boundary wall.



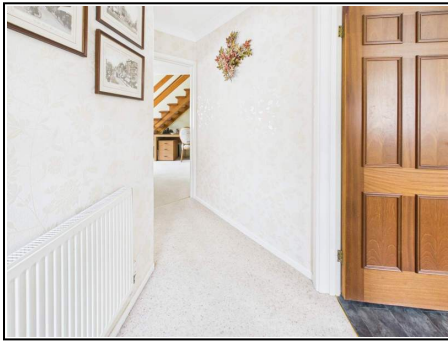
Rear entrance

Pvc French door leading into the rear of the conservatory and providing access to the property and rear garden.



Entrance Porch

Recessed storm porch and pvc front door providing covered access to the property.



Entrance Hallway

Bright and welcoming entrance hallway with doors to ground floor bedroom and shower room and then into the front reception room.



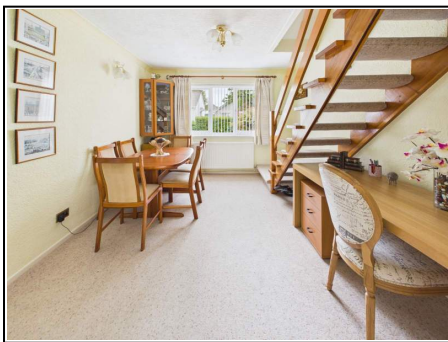
Bedroom 1

A beautifully presented and sizeable double bedroom with fitted bedroom furniture. Large window to the front aspect.



Ground floor shower room/wc

An excellent size shower room with large walk-in shower, w/c and wash hand basin. Window with obscured glazing to side aspect.



Front Reception Room

Spacious front reception room/dining room with large window to front aspect and opening to the principle reception to the rear. Wooden open staircase to loft conversion.



Principal Reception Room

A particularly spacious main living area, open plan to the front reception and with sliding doors to the conservatory. Door off to the kitchen.



Conservatory

Another very sizeable sitting area with part solid and part pvc glazed walls and windows looking out to the rear garden.. Polycarbonate roof. Rear access to rear garden.



Kitchen

A very bright and well designed, versatile kitchen with an excellent array of floor and wall units. Door to rear of conservatory and into the rear garden.



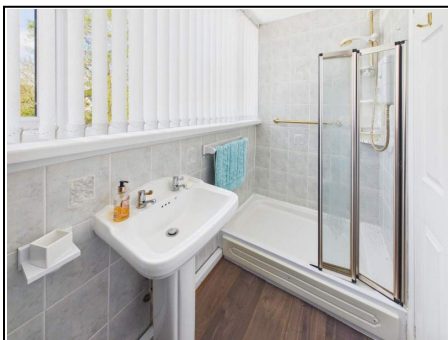
Staircase to first floor

Varnished wooden staircase with carpeted treads leading up to the first floor accommodation.



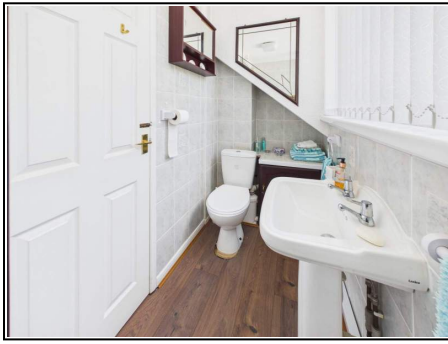
First Floor Bedroom

Another excellent size double bedroom with dormer window overlooking the front aspect. Door to en-suite shower room/wc.



En Suite Shower Room

A sizeable shower room/wc with large shower, wash hand basin and w/c. Window with obscured glazing to rear aspect.



En Suite WC

As described.



Rear Garden

A beautifully tended and very private, south westerly facing rear garden with well defined boundaries and mature borders. Large wooden garden room/storage.



Rear Garden Second Angle

As described.



Garden Building

A large wooden garden building with doors and window to the side aspect and door to driveway. This would make an ideal 'summerhouse', home office or storage unit.

Agents Opinion

This truly is the ultimate down-sizer property that offers all the living space usually found only in much larger properties as well as two excellent size double bedrooms and 2 shower room/wc's. The location is simply first class and neighbours similar properties with a similar demographic. A short distance away you will find the vibrant centres of both Rhiwbina and Llanishen Fach villages, that host an array of local shops, bars and restaurants and other much needed amenities and local parkland. Venture a little further and you will find Cardiff City centre, Cardiff Bay and the M4 motorway links. The property looks amazing as you arrive and this carries on throughout the property internally. You will not be disappointed.

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:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Approximate total area⁽¹⁾

825 ft²
76.7 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

DRAFT#360



Ground Floor Building 1



Approximate total area⁽¹⁾

171 ft²
15.8 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

DRAFT#360



First Floor Building 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		
(69-80) C		
(55-68) D	59	66
(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.