



Edwards & Co
property sales & lettings

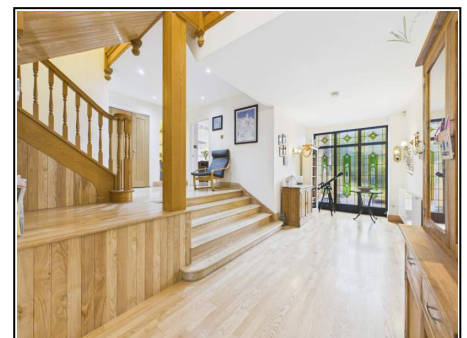
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Heol Y Coed
Rhiwbina
Cardiff
CF14

Guide Price £1,050,000



- Impressive and very spacious 4 bedroom detached home in Rhiwbina
- Superb and stylish kitchen open plan to family room + utility room
- Large principal reception room open plan to dining area
- Additional and very spacious sitting room
- Incredible entrance hallway with galleried landing
- Principal bedroom suite with dressing room and en-suite bath/shower room
- Family bath/shower room + ground floor w/c
- 3 further double bedrooms
- Extensive front and rear gardens + terrace and garden building
- IN EXCESS OF 3000 SQ FEET - MUST BE VIEWED



Ref: PRA53844

Viewing Instructions: Strictly By Appointment Only

General Description

CALL US TO VIEW THIS AMAZING PROPERTY TODAY - YOU WILL NOT BE DISAPPOINTED Edwards and Co are delighted to offer for sale this voluminous 4 double bedroom detached property in one of Rhiwbina's most desirable addresses, that enjoys in excess of 3000 sq feet of internal living space over 2 floors together with extensive front and rear gardens, sweeping driveway and double garage. This property offers exceptional value for money in today's market place and must be viewed to be fully appreciated. Full details to follow shortly.



Driveway & Front Entrance



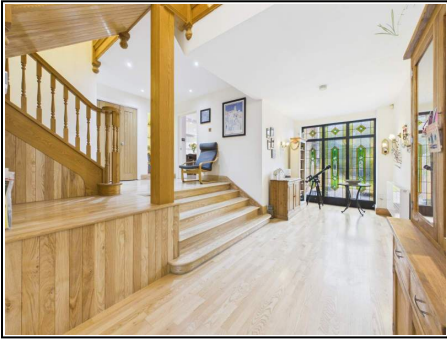
Front Garden



Double Garage



Entrance Porch



Entrance Hallway



Ground Floor WC



Principal Reception Room



Dining Area



Kitchen



Family Room



Utility Room



Sitting room



First Floor Landing



Principal bedroom



Dressing Room



En Suite Bathroom to Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom



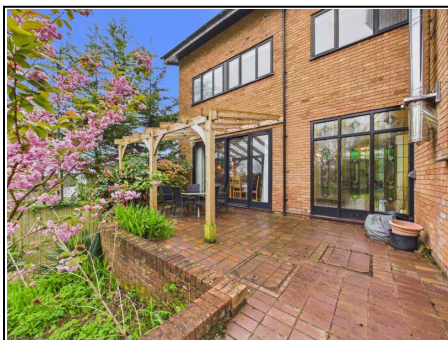
Rear Garden



Rear Garden Second Angle



Decked Terrace



Paved Terrace



Garden Room

Agents Opinion

Ty Mawr simply has to be one of Rhiwbina's most impressive properties and occupies a very private and extensive plot on one of the area's most desirable addresses. The property boasts a voluminous 3000 + sq feet of fabulous internal living space together with a sweeping private driveway leading to a large parking area and double garage together with fabulous rear gardens, terraces and garden room/home office. The truly family-sized home is within a short distance of Rhiwbina Village centre, all of it's wonderful amenities and parkland and is within the catchment area for some of Cardiff's finest Welsh and English medium schools. The current owners have improved the property over their years here and will be moving on to pastures new in the area now that their family has flown the nest. Now it is just waiting for it's new custodians to move in and love it as much as they have. CALL US TO VIEW TODAY.

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

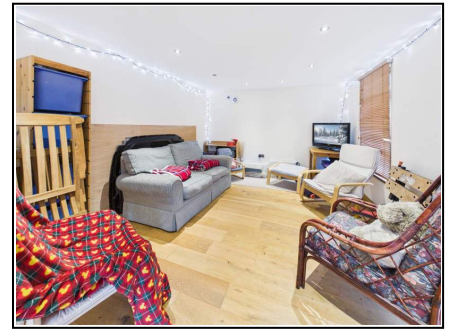
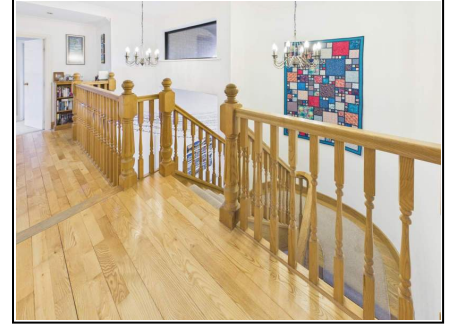
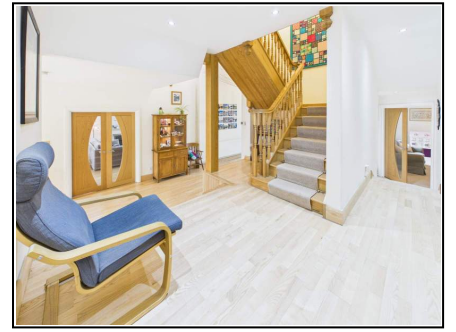
EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band I





Ground Floor Building 1

Approximate total area⁽¹⁾

2002 ft²
186 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5'01.5 m

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

GRAFTE 960



Floor 1 Building 1

Approximate total area⁽¹⁾

1176 ft²
109.5 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 960





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		73
(55-68) D	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.