

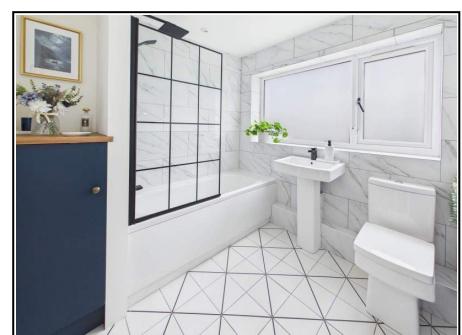
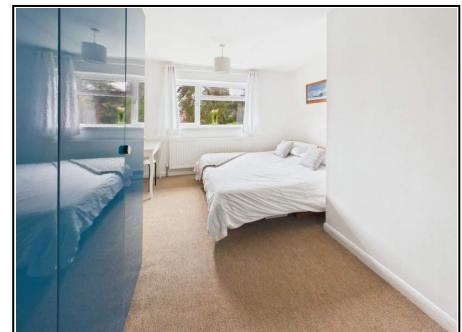
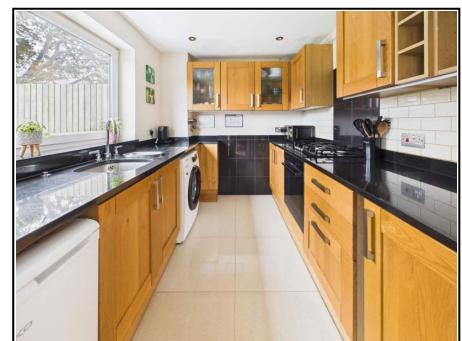


Cwm Nofydd  
Rhiwbina  
Cardiff  
CF14

Guide Price £365,000



- Stylish and modernised 3 bedroom family home in Rhiwbina
- Fabulous open-plan living/dining room
- Separate family room/garage conversion
- Modern fully fitted kitchen
- 2 x excellent size double bedrooms + 1 x 3/4 size double bedroom
- Brand new stylish family bathroom
- Very well presented and maintained throughout
- Driveway parking to front
- Private and enclosed rear garden + paved terrace
- First class Welsh and English school catchments



Ref: PRA53802

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Beautifully presented and enviably located 3 double bedroom family home in Rhiwbina\* Edwards and Co are delighted to offer for sale this fabulous, spacious and modernised mid-terrace home located within only a short distance from Rhiwbina Village and all the wonderful amenities the area has to offer. The property offers 3 ground floor living areas together with a modern kitchen and to the first floor are 3 generously proportioned bedrooms and a superbly stylish family bathroom. Outside is a driveway parking area to the front and a private and enclosed rear garden with lawn and patio terrace. Certainly one not to be missed.

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### Driveway & Front Garden

Off road private driveway parking area, with drop kerb pavement crossover, slate border and path to entrance porch and adjacent front garden with mature hedgerow and trees.



### Entrance Porch

Brick built entrance porch with Upvc door and internal glazed wooden door to living room.



### Living/Dining Room

Fabulous open-plan main living area with doors off to family room, kitchen and patio doors to the rear garden.



### Living Room

A spacious and open-plan main living room with glazed door from porch and open to dining room to rear. Bright modern decor and wood flooring. Door to family room. Staircase to first floor.



## Dining Room

Open plan to the living room is the well proportioned dining room area with sliding patio doors to rear garden and terrace. Brightly decorated and door to kitchen.



## Living/Dining Room

Open plan living and dining areas as described.



## Kitchen

A very modern and amply proportioned fully fitted kitchen with sleek cabinetry and black granite work tops. High gloss flooring and spotlights to ceiling. Plumbed for utility appliance. Gas hob and electric oven. Large window overlooking the rear garden.



## Kitchen Second Angle

As described.



## Family Room

An excellent size family room/additional ground reception room or guest bedroom if desired. Formerly the garage, the room opens into the main living area and is brightly decorated with modern carpet and window overlooking the front aspect.



## First Floor Landing

Brightly decorated first floor landing with carpeted flooring. Access doors to all bedrooms and family bathroom. Loft access. Storage cupboard.



## Bedroom 1 with Dressing Area

An excellent size 'L' shaped double bedroom with dressing/wardrobe area leading to main bedroom area with large window overlooking the rear garden. Modern decor and carpeted flooring.



## Bedroom 1

As described.



## Bedroom 2

Bedroom 2 is another excellent size double bedroom, this time overlooking the front aspect. Brightly decorated with carpeted flooring.



## Bedroom 3

Bedroom 3 is a very generously proportioned 3/4 size double bedroom with a large window overlooking the front aspect also. Brightly decorated and carpeted flooring.



## Family Bathroom

A recently installed and beautifully presented 'show home-style' family sized bathroom with stylish fixtures, fittings and tiling. 3 piece suite with bath, shower screen and rainfall shower plus wash hand basin and close coupled w/c. Large window with obscured glazing opening to rear aspect.



## Rear Garden

A good-sized, westerly facing, private and enclosed rear garden with level lawn, paved outdoor entertaining area and well-defined boundaries. Wooden shed to remain.

## Agents Opinion

If you are looking for the perfectly priced and located 3 bedroom home in Rhiwbina then look no further. This meticulously maintained and beautifully presented property certainly ticks all the boxes for the first/second time buyers or those buyers looking to downsize in the area. Within only a short distance from the Village centre and some of Cardiff's finest schools, this is certainly one 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

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E







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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.