



Edwards & Co
property sales & lettings

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Lon Isa
Rhiwbina
Cardiff
CF14

Guide Price £565,000



- Beautiful 3 bedroom semi detached home in Rhiwbina
- Excellent location situated in the heart of the garden village
- Dual aspect open plan living room/dining area
- Generous second reception room
- Superb kitchen and modern family bathroom
- Walking distance to Parc-y- and Village centre
- Views of Rhiwbina Tennis Court
- Planning permission for a double story extension to rear
- OFFERED WITH NO ONGOING CHAIN - MUST BE VIEWED



Ref: PRA53302

Viewing Instructions: Strictly By Appointment Only

General Description

Beautiful grade 2 listed three bed home in the very heart of Rhiwbina Garden Village Edwards & Co are delighted to offer for sale this beautiful property offering spacious living accommodation consisting of a stylish reception room to the front opening up to the dining area at the back, a well presented kitchen and second reception room, three good size bedrooms with a modern upstairs bathroom. This desirable property also features a picturesque rear garden with views of the tennis courts behind and an enclosed front garden. The property has also been granted planning permission for a double story extension to the rear! Excellent location, walking distance to all local amenities. MUST BE VIEWED

Front & Entrance

Patio walkway to front door, lawn area, mature shrubs and bushes to surround, access to rear garden, mature bush boundary gate access.

Entrance Hallway

Wooden door with obscure glass, tiled flooring, single light pendant, radiator, doors to all rooms.



Principal Reception Room

Parquet flooring, single light pendant, wooden framed sash window to front aspect, radiator, alcoves to chimney breast.



Additional Picture

As described.



Second Reception Room

Parquet flooring, single light pendant, radiator, wooden framed sash window to front aspect.



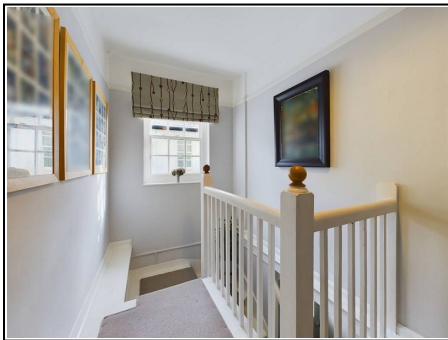
Dining Area

Two PVC windows to rear aspect, PVC double doors opening up to rear garden,parquet flooring,single light pendant,radiator.



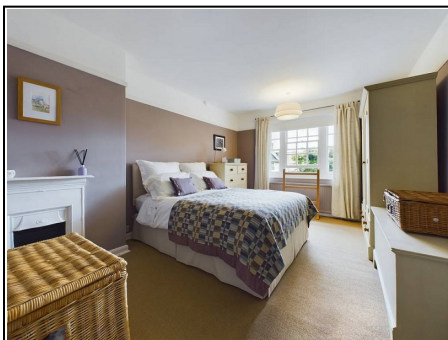
Kitchen

PVC window to rear aspect,wooden sash window to side aspect, a range of base and wall mounted cabinets with wood effect worktops, laminate flooring, part tiled walls, inset sink with draining board,four gas ring hob with oven below , integrated dishwasher,integrated fridge freezer storage cupboard with plumbing for washing machine,cupboard housing boiler,wooden door providing access to the side of the property.



First Floor Landing

Carpet , single light pendant,wooden sash window to side aspect, doors to all rooms.



Bedroom 1

Carpet,single light pendant, wooden framed sash window to front aspect,radiator,fireplace.



Bedroom 2

Carpet,radiator,single light pendant, wooden framed sash window to front aspect,fireplace.



Bedroom 3

PVC window to rear aspect, single light pendant, carpet,radiator.



Bathroom

Tiled flooring,part tiled walls,walk-in shower, spotlights, extractor fan,two PVC windows to rear aspect,wash hand basin with vanity unit,WC,ladder style radiator.



Rear Garden

Patio area,lawn area, mature bushes and shrubs.



Side Access



Plans



Plans 2



Plans 3



Additional Picture 3

Picturesque views of Rhiwbina Tennis Court

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

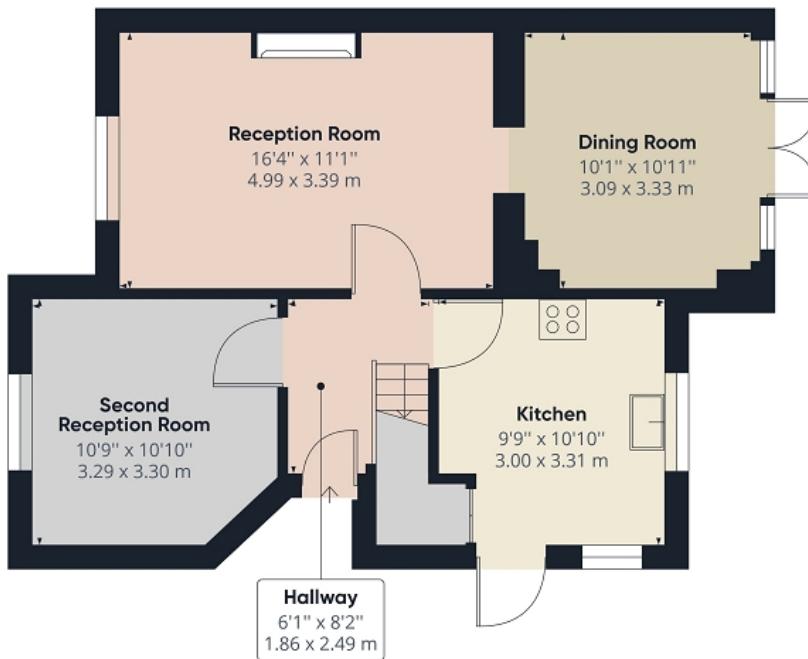
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





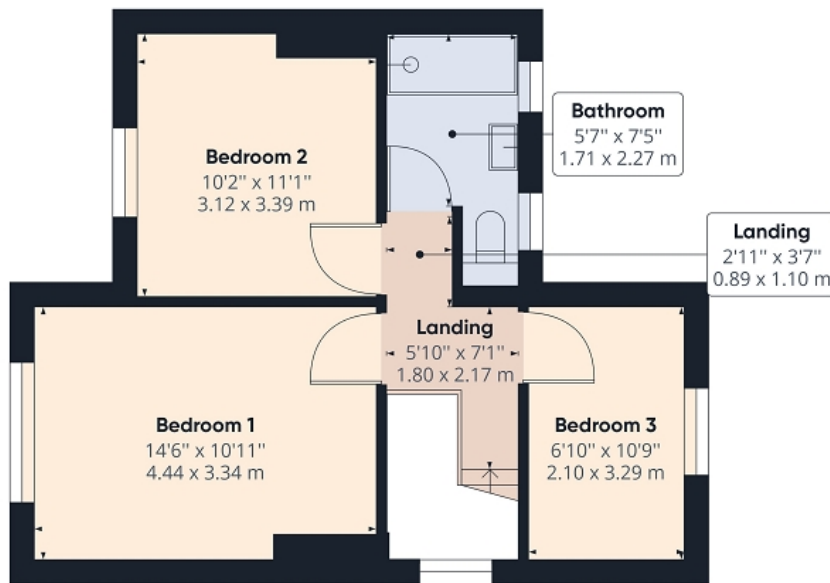
Ground Floor

Approximate total area⁽¹⁾
581.79 ft²
54.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
447.37 ft²
41.56 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		82
(69-80) C		
(55-68) D	68	
(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.