Edwards & Co
property sales & lettings

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Lon-Y-Deri
Rhiwbina
Cardiff
CF14

Guide Price £650,000-£660,000











- Detached 4 bedroom extended bungalow
- Spacious kitchen/living/dining room
- Convenient utility room + garden storage room
- 4 great sized double bedrooms
- 2 ground floor wet rooms with w/c
- Block paved in and out driveway with space for multiple vehicles
- ideally located within walking distance to all amenities Rhiwbina has to offer
- First class Welsh and English school catchments
- NO UPWARD CHAIN!
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53934

Viewing Instructions: Strictly By Appointment Only

General Description

*Guide Price £650,000 to £660,000 * Detached and extended 4 bedroom bungalow in the heart of Rhiwbina* Edwards & Co are delighted to offer for sale this sizeable property Ideally located in a quiet cul-de-sac which has disabled accessibility with widened doors through all the downstairs for disability access and 2 disabled friendly wet rooms. The bungalow offers extensive living space with a sizeable and modern open kitchen/living/dining room alongside 4 great sized double bedrooms with 2 downstairs. Additionally, there is a useful utility room and a garden storage room which may be converted to a home office. The village of Rhiwbina is but a short walking distance away and offers wonderful local amenities, travel links such as a train station and a first class catchment area for both Welsh and English primary schools. The property has been well maintained and extended thoughtfully and must be viewed to be fully appreciated. NO ONWARD CHAIN.



Driveway & Front Entrance

Convenient block paved carriage driveway with space for 4 vehicles. Clearly defined fenced and wall boundaries, small front garden with mature shrubbery. Side access to front door and rear garden.



Driveway

As depicted.



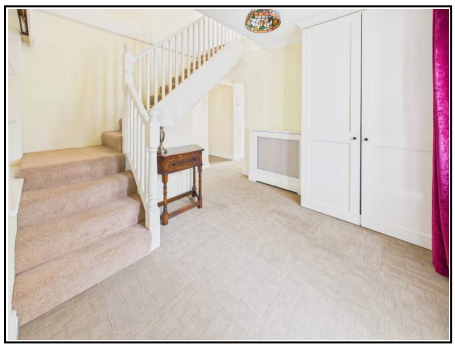
Entrance To Property

Paved walkway to property, well maintained front door to entrance hallway. Outside lights.



Entrance Hallway

Bright and open entrance hallway with widened wheelchair friendly inner hallways leading to the accommodation, living areas and wet rooms. Carpeted flooring and carpeted stairs to first floor bedrooms. Storage cupboard and under stairs storage.



Entrance Hallway 2

As depicted.



Hallway

Inner hallway leading to bedroom 1 and En suite wet room. Carpeted flooring.



Kitchen/Living/Dining Room

Spacious and modern open plan kitchen/living/dining room. Ample space for dining and living furniture, great space for hosting.



Living Area

Large bay windows to front aspect, windows to side aspect and door to side leading to the rear garden.



Dining Area

New carpeted flooring and spotlights.



Kitchen/Dining Area

As depicted.



Kitchen

Ample base and eye level units with great worktop space. Double oven, induction hob. One and a half bowl sink drainer unit with mixer tap and splashbacks. Wood effect flooring. The dishwasher is included in the sale.



Kitchen Second Angle

As depicted.



Bedroom 1

Bedroom 1 provides for a very well-proportioned double bedroom. There are fitted wardrobes, carpeted flooring and large windows to the front and side aspect.



Bedroom 1 Second Angle

As depicted.



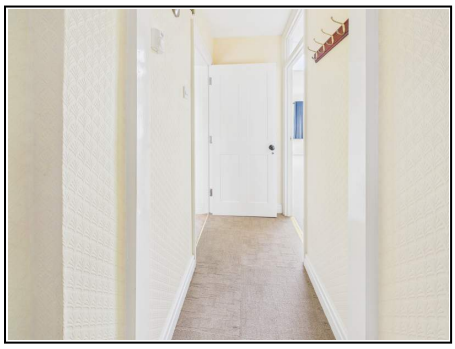
Wet Room 1

Wet room entered from inner hallway adapted for disabled use. Modernised 3 piece suite with rain fall shower head, w/c, wash hand basin set in a vanity unit providing for storage options. Heated towel rail and obscured window to side.



Wet Room 2

Entered from the hallway a further disabled friendly wet room comprising of a shower head, w/c, wash hand basin with mixer tap and heated towel rail. Window to side, walls fully tiled.



Hallway 2

Hallway from entrance hall leading to bedroom 2 and utility room. Carpeted flooring.



Bedroom 2

Bedroom 2 provides for a further spacious double bedroom with window to side and rear aspect and a sky light. Carpeted flooring and fitted wardrobes.



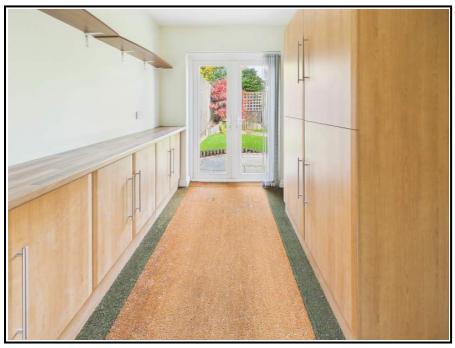
Bedroom 2 Second Angle

As depicted.



Utility Room

Convenient utility room with ample base and eye level units with great worktop space. Plumbing for washing machine and dryer. Large window to the front aspect. Door to storage room/utility room. Wood effect flooring.



Garden Storage Room

This room is currently utilised as a storage room but has the potential to be converted to a home office/study. Carpeted flooring, fitted storage cupboards, base units with worktops. Patio doors to rear garden.



Landing

First floor carpeted landing with doors to bedroom 3 and 4.



Bedroom 3

Bedroom 3 is a further great double bedroom with windows to both the front and rear aspect. Walk-in storage cupboard with potential to convert to further en-suite, carpeted flooring.



Bedroom 4

Bedroom 4 provides for a another sizeable double bedroom with large windows to front, side and rear aspect. Carpeted flooring.



Side Access

Side access to front and to rear garden, well presented paved walkway.



Rear Garden

Spacious and manageable rear garden with Astroturf and well presented paved walkways. Outside lighting, and external wall sockets. Patio area to side.



Rear Garden Second Angle

As depicted.



Summer House

Convenient and well maintained summer house.



Summer House 2

As depicted.

Agents Opinion

This is a great opportunity to purchase a well maintained detached bungalow in a sought after residential area. The property is within walking distance to all amenities and is sold with no upward chain. The property has been extended thoughtfully and provides ample living space with 2 ground floor bedrooms, 2 upstairs bedrooms and a modern open

plan living/dining/kitchen room. Furthermore, all downstairs doors have been widened for disability access. This is not one 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 Gas, Mains Water, Mains Drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







Ground Floor Building 1

Approximate total area(1)
1297 ft²
120.5 m²

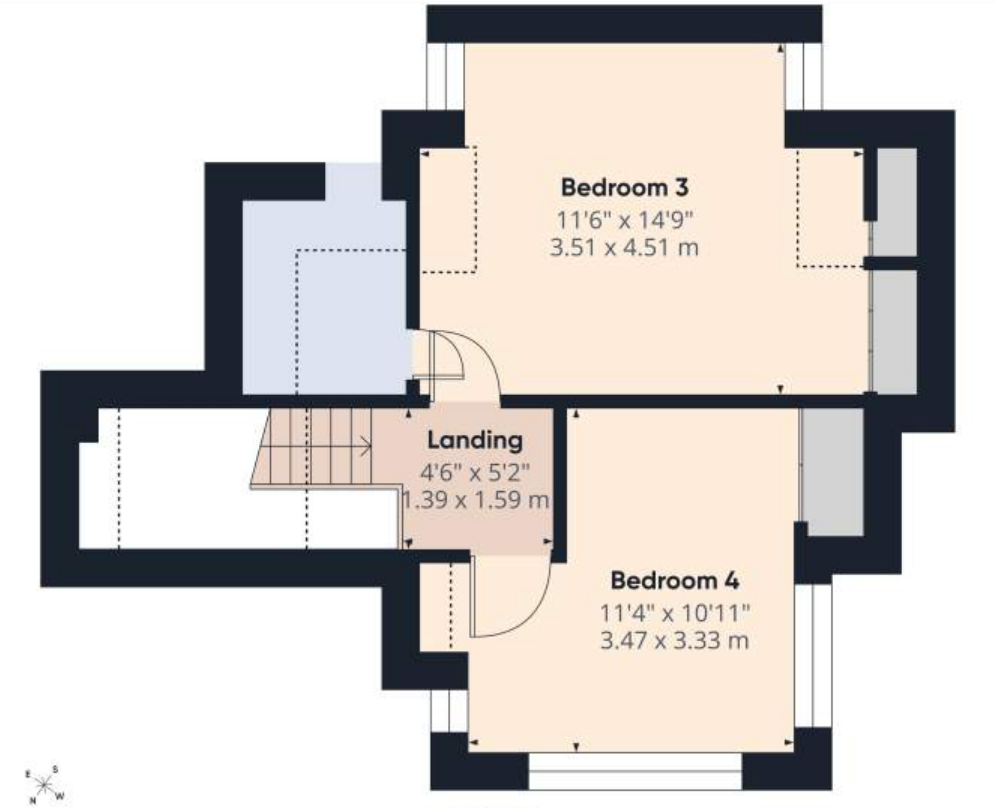
Reduced headroom
18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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Floor 1 Building 1

Approximate total area(1)
321 ft²
29.9 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)
1618 ft²
150.4 m²

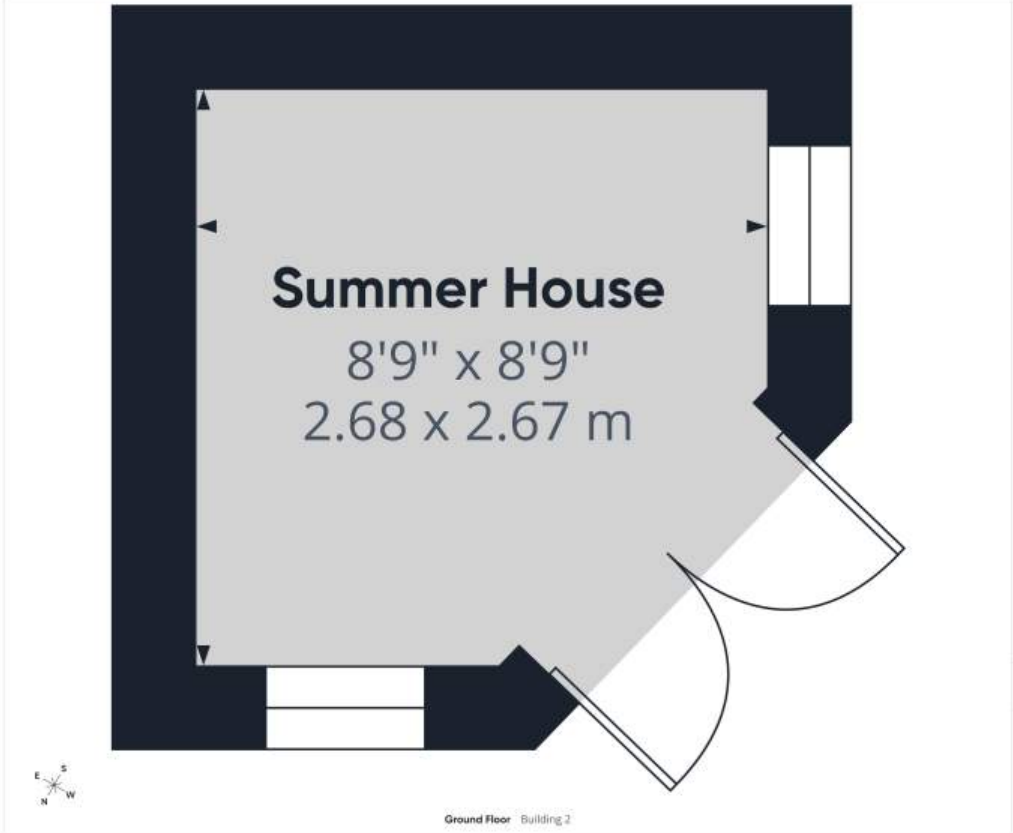
Reduced headroom
35 ft²
3.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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Ground Floor Building 2

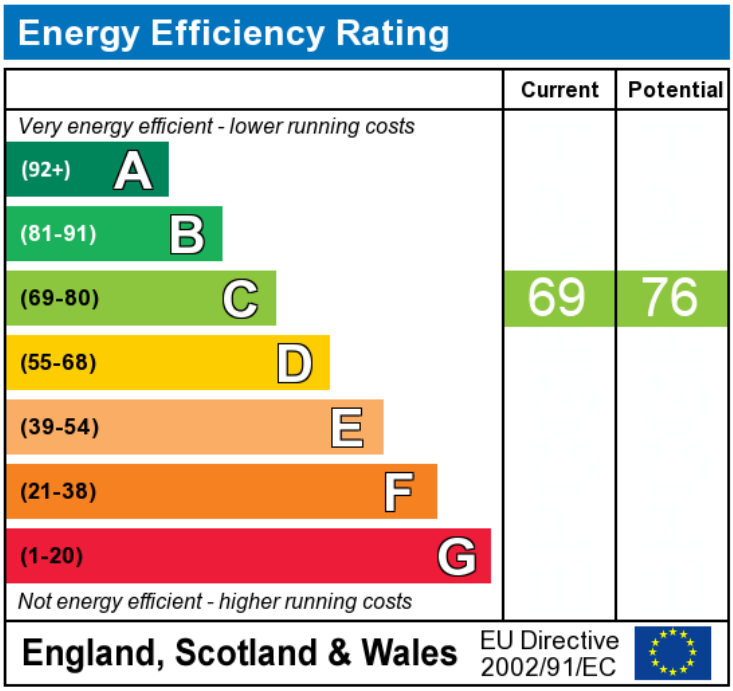
Approximate total area(1)
68 ft²
6.3 m²

(1) Excluding balconies and terraces

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



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.