Edwards & Co
property sales & lettings

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Wenallt Road
Rhiwbina
Cardiff
CF14

GUIDE PRICE - £600,000 - £630,000











- Superb 4 bedroom semi detached house in Rhiwbina
- Two generous size reception rooms
- Modern kitchen/dining room opening up to rear garden
- 3 spacious 1st floor bedrooms - 1 with en-suite
- Large loft bedroom to loft conversion
- Stylish first floor bathroom + ground floor wc
- Off road driveway parking for multiple vehicles
- Private and enclosed east facing garden
- Close to all local amenities
- First class Welsh and English school catchments

Ref: PRA53330

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE - £600,000 - £630,000
Edwards and Co are delighted to offer for sale this fabulously appointed and extremely spacious property set across three floors in this highly desirable Rhiwbina address. A stones throw away from The Wenallt and walking distance to Rhiwbina Village this property has it all including a sunny easterly facing garden. This property benefits from a double storey extension to the rear and an additional double bedroom has been added on the third floor. This property falls within the excellent catchment of Heol Llanishen Fach Primary and other primary schools. This much loved family home would make the perfect next chapter you!



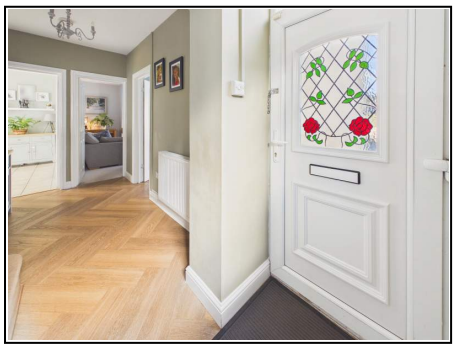
Front & Entrance

Paved driveway with space for 2 or 3 vehicles, additional area laid to stone chippings, raised lawn area with palm tree bordered by wooden railway sleepers and low level brick wall, side access gate.



Entrance Hallway

A bright and welcoming entrance hallway with PVC door with obscure glass, PVC window to side aspect, radiator, single light pendant, LVT wooden flooring, doors to all rooms.



Entrance hallway second angle

As depicted.



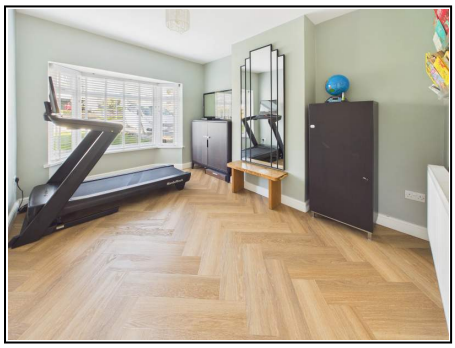
WC

Modern ground floor facility with PVC window with obscure glass to side aspect,WC with inset flush, wash hand basin,extractor fan, LVT wooden flooring.



Principal Reception Room

An excellent size main reception room with PVC window to front aspect, carpet, radiator, single light, pendant, log burner.



Second Reception Room

This is also another excellent size reception/family room with PVC window to front aspect, LVT wooden flooring, radiator, single light pendant.



Kitchen/Dining Room

A superb and spacious modern fitted kitchen and dining area with PVC patio doors to rear aspect, PVC windows to rear aspect, tiled flooring, two radiators, spotlights, single light pendant, range of base and wall mounted cabinets, with contrasting square edge countertops, part tiled walls, inset double sink with draining board, space for white goods, two storage cupboards.



Kitchen Second Angle

As depicted



Kitchen Third Angle

As depicted.



Dining Area

Ample space for the dining table within the large kitchen area.



First Floor Landing

Carpet, single light pendant, spotlights, storage cupboard ,doors to all rooms.



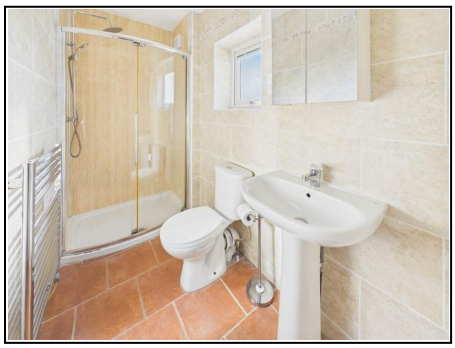
Bedroom 1

A fabulous first floor double bedroom with PVC window to rear aspect, Velux window, carpet, two single light pendants, radiator, door leading to en-suite.



Bedroom 1 Second Angle

As depicted.



En Suite to Bedroom 1

PVC window with obscure class to side aspect, spotlights, tiled wall, tiled floor, WC with inset flush, wash hand basin, towel rail radiator, shower with galzed shower screen doors.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with PVC window to front aspet, carpet, radiator, single light pendant, cupboard housing electric consumer unit.



Bathroom

A stylish and spacious first floor family bathroom with PVC window to rear aspect with obscure glass, vinyl flooring, bath unit with overhead shower, WC with inset flush, wash hand basin, towel rail radiator, extractor fan, spotlights



Bedroom 3

A superb loft conversion double bedroom with 2 Velux windows, carpet, single light pendant, radiator, eaves storage.



Bedroom 4

Even bedroom 4 will comfortably accommodate a double bed and furniture if desired with PVC window to front aspect, carpet, radiator, single light pendant.



Rear Garden

A private and enclosed rear garden with level lawn and paved outdoor seating area. Well-defined boundaries.



Rear Garden 1

As depicted



Patio Sitting Area

A large paved outdoor entertaining area located to the far end of the rear garden.

Agents Opinion

This really is a fabulously proportioned and enviably located family-sized home that offers spacious 3 storey accommodation with driveway parking and south facing rear gardens. The property is loacted to the lower end of Wenallt Road and is within easy reach of the local Village centre and all the wonderful amenities Rhiwbina has to offer. Eraly viewings are strongly recommended to avoid any disappointment.

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

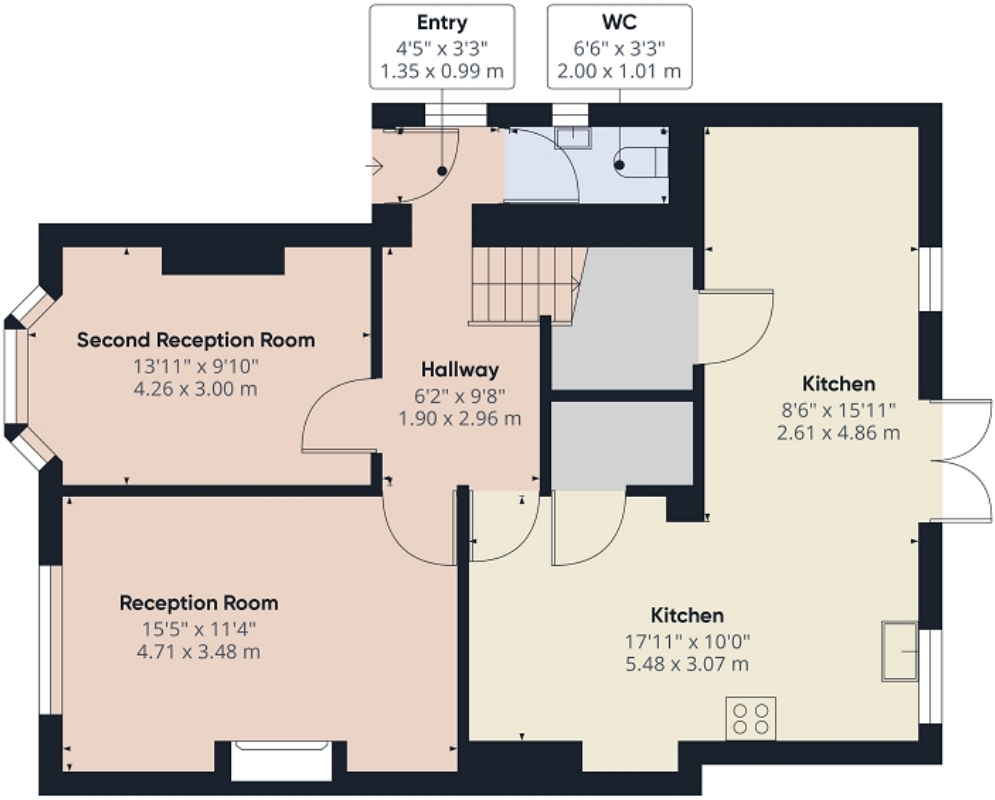
EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor

Approximate total area[1]

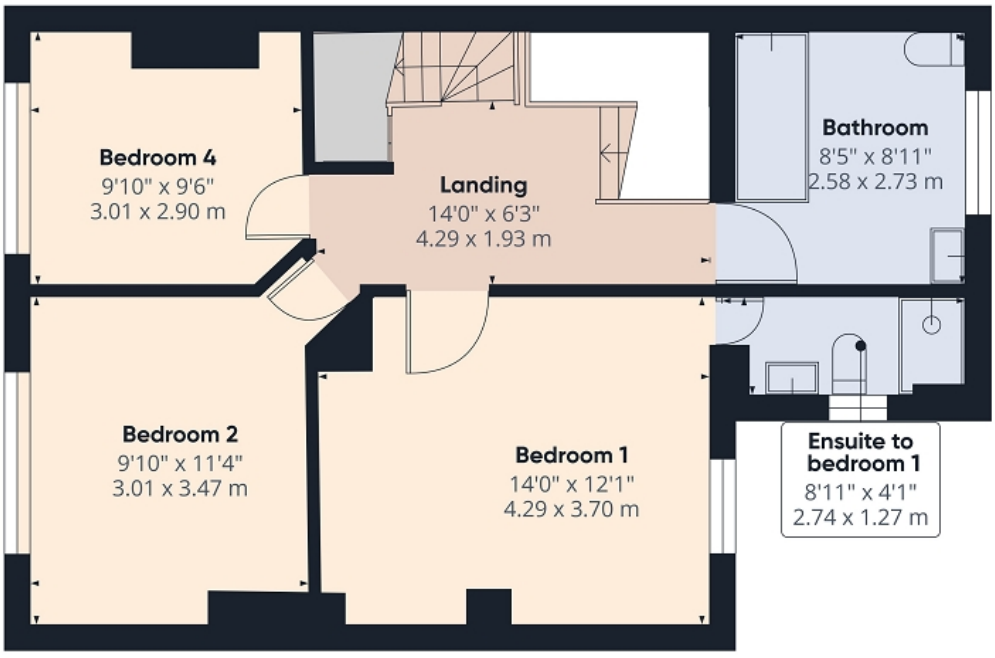
782.68 ft²

72.71 m²

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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Floor 1

Approximate total area[1]

586.11 ft²

54.45 m²

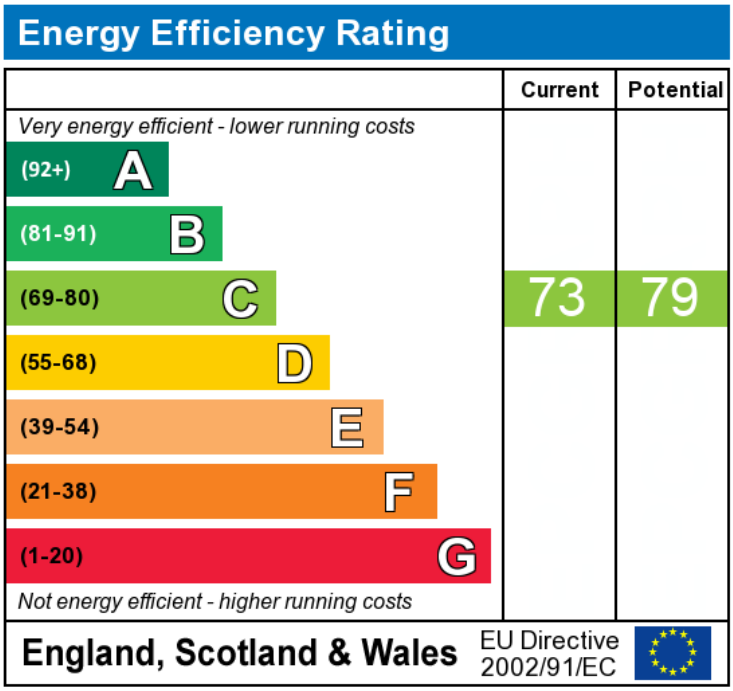
Excluding balconies and terraces

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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.