



**Edwards & Co**  
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | [info@edwardsandcoproperty.co.uk](mailto:info@edwardsandcoproperty.co.uk)

23 Clos Mabon  
Rhiwbina  
Cardiff.

CF14 6RN

Guide Price: £295,000-£315,000



- Ideally located and extended 3 bed family sized home
- Superb Orangery/family room extension off kitchen
- Principal reception room open-plan to dining room
- Modern fully fitted kitchen
- Stylish ground floor family bathroom plus first floor w/c
- Fabulous master bedroom with fitted wardrobes
- Two further well-proportioned bedrooms
- Private and enclosed rear garden plus patio/terrace
- Lengthy driveway + front garden + garage and car port



**Ref: PRA51757**

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*GUIDE PRICE JUST £295,000 TO £315,000 - SPACIOUS AND EXTENDED 3 BED FAMILY-SIZED HOME IN RHIWBINA\*** Edwards and Co are delighted to offer for sale this ideally located and exceptionally well-proportioned semi-detached home. The property has been extended and improved in its recent history. Superb.

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## Accommodation

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### Driveway and entrance

A lengthy driveway with space for a few cars with a low level brick wall boundary, garage with white up and over door, covered car port.



### Front Garden

Enclosed front garden laid to lawn with floral borders and a selection of hedging and small trees.



### Covered entrance porch

Covered entrance porch with uPVC entrance door with side panel and glazing, outside light.



### Entrance Hallway

A bright entrance hallway, neutral decoration throughout, under stairs storage area housing the electric consumer meter and gas meter, woodblock floor, radiator, neutral carpet (we have been advised that there is woodblock flooring beneath the carpets), stairs to first floor.





### Family Bathroom (7' 1" x 6' 1") or (2.16m x 1.86m)

Fully tiled bathroom with contemporary wall tiles, white suite comprising of a white bath with chrome mixer tap, thermostatic controlled shower above bath with folding shower screen, back to wall WC and wash hand basin set into a white high gloss unit with storage. UPVC window with obscured glazing to the side aspect, chrome heated towel rail, ceramic tiled floor.



### Principal Reception Room (13' 0" Max x 11' 11" Max) or (3.96m Max x 3.64m Max)

Textured ceiling with coving and single pendant light fitting, papered walls, uPVC window to the front aspect, living flame gas fire with tiled hearth and wooden fire surround, wired for wall lights, radiator, TV aerial point, carpets. Open plan to the dining area.



### Dining Room (12' 4" x 9' 5") or (3.76m x 2.87m)

Textured ceiling with coving and single pendant light fitting, papered walls, uPVC French doors to the conservatory, door to a storage cupboard, door to kitchen.



### Kitchen (8' 10" x 8' 11") or (2.68m x 2.73m)

Cream shaker style kitchen units with brushed chrome handles, black roll top work surface with tiled splashback, stainless steel sink with chrome mixer tap, built in oven with ceramic hob and chrome cooker hood, integrated Bosch washing machine and Hotpoint dishwasher, single radiator, ceramic tiled floor - open to the conservatory.



### Orangery (15' 8" x 13' 1") or (4.77m x 4.0m)

Large bright conservatory with pitched glazed roof (self cleaning glass) with two pendant light fittings, French doors to the patio and rear garden, uPVC windows to the rear, uPVC obscure glazed high level windows to either side of the room, TV aerial point, radiator.

## First floor landing

Neutral decoration, uPVC window to the side aspect, loft access, neutral carpet.



**Bedroom 1 (13' 0" Max x 15' 4" Max) or (3.96m Max x 4.67m Max)**

Neutral decoration, papered walls, pendant light fitting, uPVC picture window to the front aspect, radiator, neutral carpet.

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**Bedroom 2 (12' 4" Max x 10' 11" Max) or (3.77m Max x 3.33m Max)**

Another good sized double room, papered walls, uPVC window overlooking the rear garden, radiator, carpet.

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**Bedroom 3 (9' 8" Max x 8' 9" Max) or (2.95m Max x 2.66m Max)**

Neutral decoration to the papered walls, uPVC window overlooking the rear garden, radiator, carpet.

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**First Floor W/C**

Neutral decoration, uPVC window to the side aspect with obscured glazing, back to wall WC with push button flush, neutral carpet.

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**Rear Garden**

A lovely fully enclosed rear garden with fence panels and a selection of mature plants, laid to lawn.

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## Patio/terrace

Enclosed patio terrace, outside lights, outside tap, side access door to garage.

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## Garage

White up and over door with pitch tiled roof, access door to the side and side window. Power and light to the garage.

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## Services

Mains electricity, mains water, mains drainage, mains gas. Not tested.

EPC Rating:55

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F

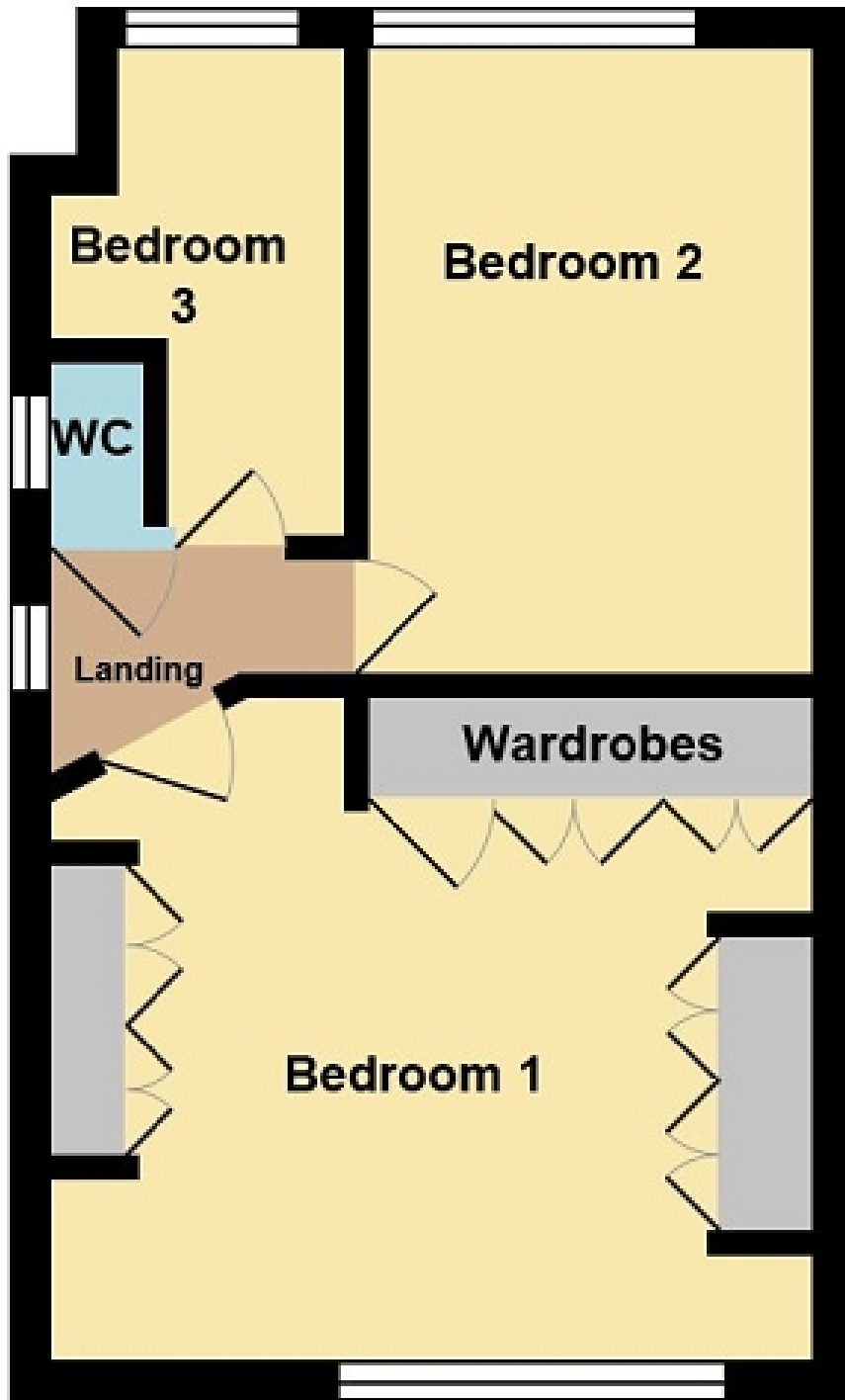
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### **Ground Floor**

Total Area: 1058 ft<sup>2</sup> ... 98.3 m<sup>2</sup>

All measurements are approximate  
and for display purposes only



## First Floor

*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. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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.*

