



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

New Road,
,
Rumney.
CF3 3AD.

Guide Price £372,400



- Detached three bed family home
- Two spacious reception rooms to the front and rear
- Modern kitchen and dining room with rear garden access
- Three good size bedrooms
- Upstairs family bathroom and downstairs wc
- Extensive rear garden with a lovely sitting area
- Generous driveway
- Additional garage
- Excellent central location



Ref: PRA53242

Viewing Instructions: Strictly By Appointment Only

General Description

Detached three bed family home situated in excellent location Edwards & Co are delighted to offer for sale this spacious beautiful family home offering two large reception rooms, modern kitchen and dining room opening up into the rear garden, three good size bedrooms with a large family bathroom upstairs and a addition wc downstairs. This lovely home also comes with a extensive rear garden, generous off road driveway parking and a garage. MUST BE VIEWED

Accommodation



Front & Entrance

Large driveway, side access to rear garden, lawn area, mature trees, shrubs and bushes to surround



Entrance Hallway

Wood block parquet flooring, PVC front door with decorative glass panes, doors to all rooms, under stairs storage cupboard, fire alarm, carbon monoxide alarm, dado rail, radiator, single light pendant



WC

Wood block parquet floor, PVC obscure glass window to side, wash hand basin, wc, light fixture



Principal Reception Room

Wood block parquet flooring, PVC bay window with decorative glass panes to front aspect, alcoves to breast feature fireplace with tiled base and surround with decorative wooden mantle, picture rail, curved radiator, light fixture



Second Reception Room

Carpet, PVC french doors to rear garden, alcoves to breast, radiator, light fixture



Kitchen/Dining Room

Description to follow;



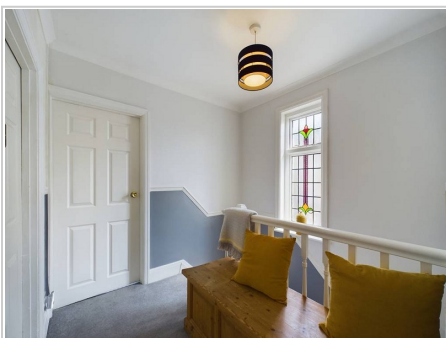
Kitchen

Wood flooring, PVC window to side aspect, a range of base and wall mounted cabinets with wooden square edge countertops, inset sink with mixer tap and drainage, inset electric oven with 4 ring gas hob and extractor fan, space for white goods, light fixture



Dining Area

Wood flooring, PVC french doors to rear garden, PVC door to side aspect with obscure glass, space for white goods, radiator, light fixture



First Floor Landing

Carpet, coving, timber framed decorative glass window to side, doors to all rooms, loft access, fire alarm, carbon monoxide alarm, light fixture



Bedroom 1

Wood flooring, coving, PVC bay window to front aspect with decorative glass panes, alcoves to breast, curved radiator, light fixture



Bedroom 2

Carpet, PVC window to rear aspect, alcoves to breast, radiator, light fixture



Bedroom 3

Carpet, PVC window to front aspect with decorative glass panes, radiator, single light pendant



Bathroom

Tiled flooring, coving, PVC obscure glass window to rear, PVC obscure glass window to side, stylish bath unit with hand held shower, wc, wash hand basin, ladder style radiator, light fixture



Rear Garden 1

Patio seating area, astroturf area, shed



Rear Garden 2

Lawn area, mature trees, shrubs and bushes to surround, storage shed

Rear Garden 3

Rear Garden 4

Garage

Services

Mains electricity, mains water, mains gas, mains drainage

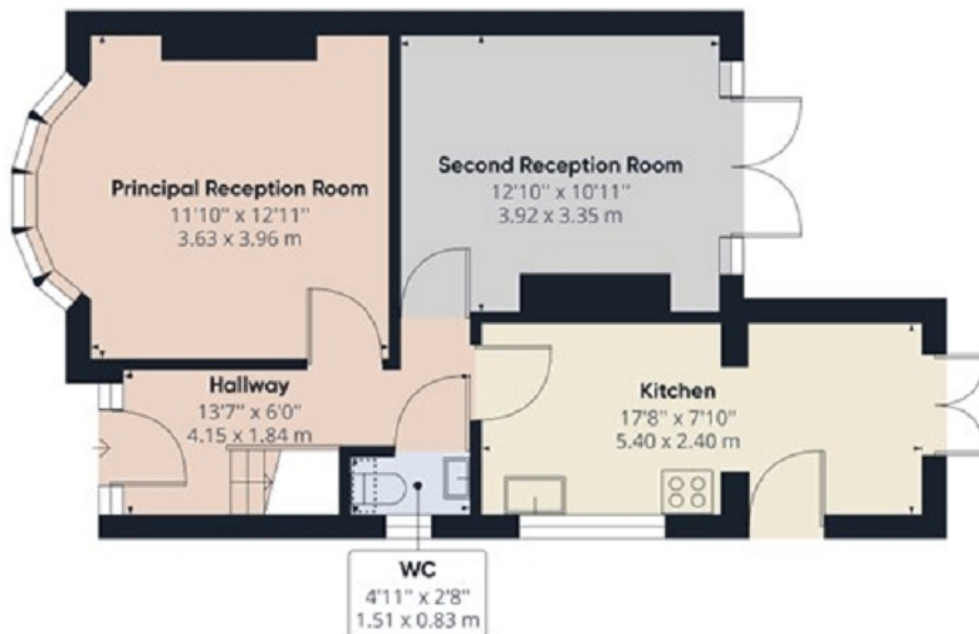
EPC Rating:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor Building 1

Approximate total area⁽¹⁾

534.04 ft²
49.67 m²

Reduced headroom

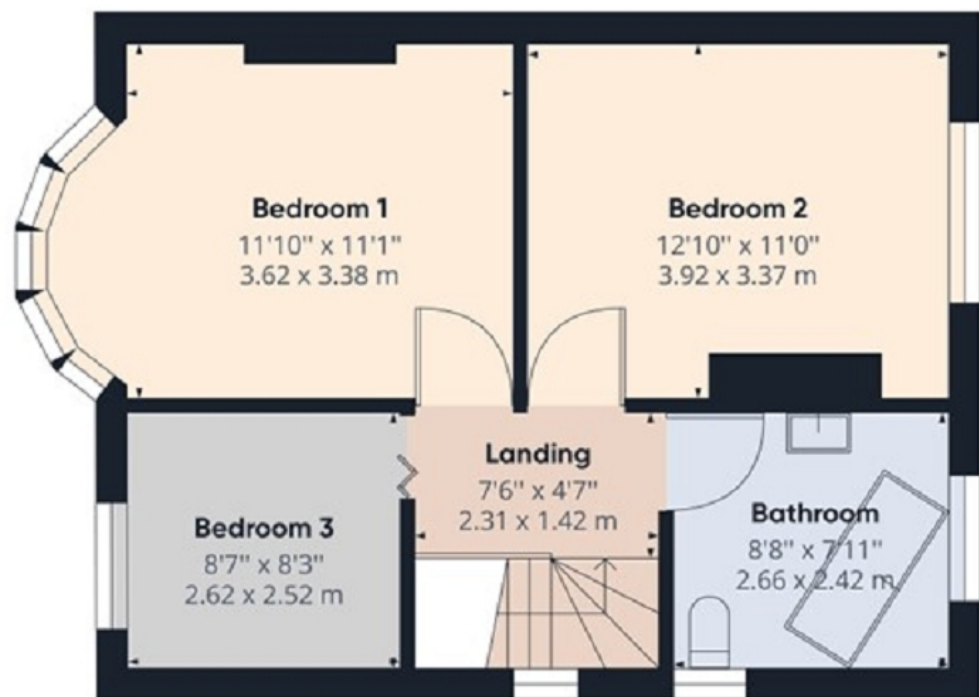
2.55 ft²
0.24 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.90m/6'3")

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

GRAPH 360



Floor 1 Building 1

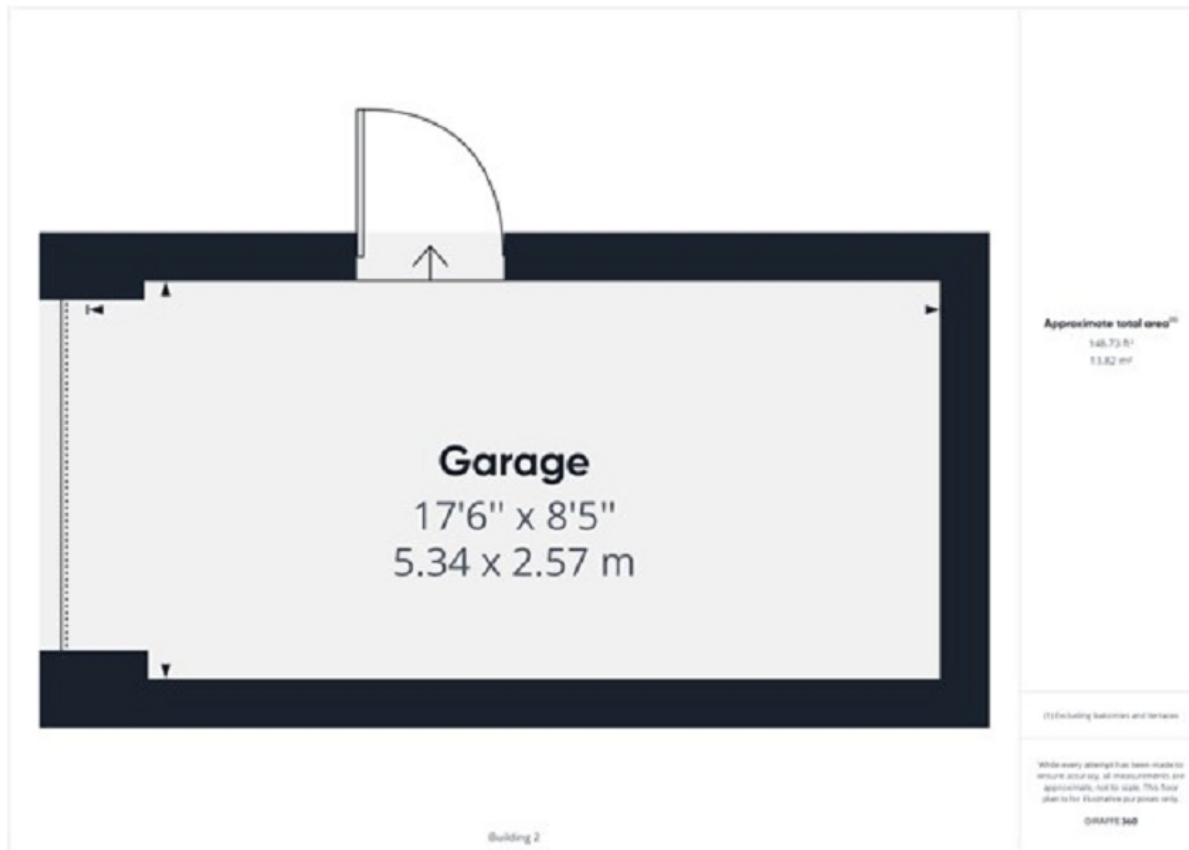
Approximate total area⁽¹⁾

462.49 ft²
42.97 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.

GRAPH 360



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.