



Edwards & Co
property sales & lettings

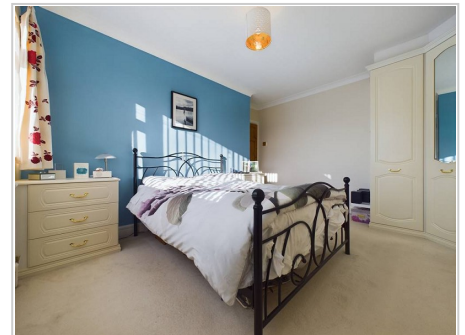
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Caer Wenallt,
,
Pantmawr.
CF14 7HN.

Guide Price: £365,000



- Semi detached three bed family home in Pantmawr
- Spacious reception room with separate dining room
- Open kitchen breakfast area with separate utility space
- Two double bedrooms and a generous sized third
- Three piece suite bathroom
- Attached garage and off road driveway parking
- Well maintained front and rear garden with patio sitting area
- Highly sought after location
- MUST BE VIEWED



Ref: PRA53328

REDUCED

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious three bed semi detached family home in Pantmawr Edwards & Co are delighted to offer for sale this superb property, offering a spacious reception and dining room, kitchen with a separate utility room, three good sized bedrooms and great sized bathrooms. The property also occupies a well maintained garden to the front and rear, attached garage and off road parking. MUST BE VIEWED

Accommodation



Front & Entrance

Paved driveway, paved walkway to entrance, space for multiple cars, lawn, mature shrubs and bushes, side entrance.

Porch

PVC front door, tiled floor, entrance to property.



Entrance Hallway

Oak front door with decorative glass panes, parquet floor, radiator, two light fittings.



Open Plan Sitting/Dining Room

Description as follows;



Principal Reception Room

PVC window to front aspect, wood effect floor, log burner with stone base, radiator, single light fitting.



Dining Room

PVC patio sliding doors to rear garden, wood effect floor, radiator, single light fitting.



Kitchen/Breakfast Area

Description as follows;



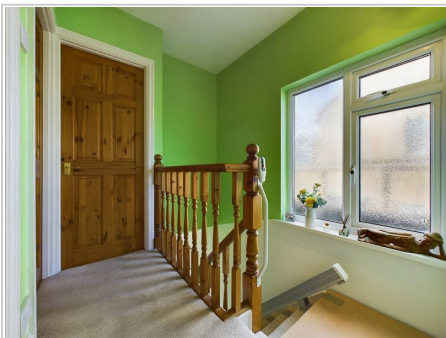
Kitchen

PVC window to rear aspect, PVC obscure glass door to side aspect, tile floor, tiled walls, range of base and wall mounted cabinets in wood effect with square edge countertops, gas four ring hob with extractor fan, integrated oven and grill, inset sink and half with draining board, breakfast bar, single light fitting.



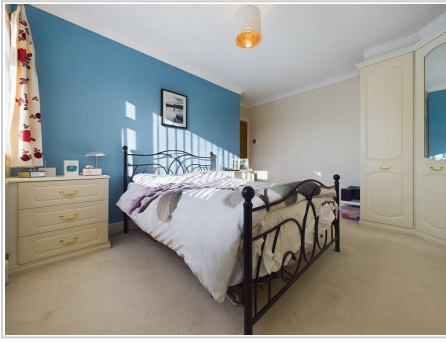
Utility Room

PVC windows to front and side aspect, tile floor, space for white goods, radiator, single light fitting.



First Floor Landing

PVC obscure glass window to side aspect, carpet, loft access, wall mounted light.



Bedroom 1

PVC window to front aspect, carpet, fitted wardrobes, radiator, single light fitting.



Bedroom 2

PVC window to rear aspect, wood effect floor, fitted wardrobes, radiator, single light fitting.



Bedroom 2 Second Angle



Bedroom 3

PVC window to front aspect, wood effect floor, radiator, single light pendant.



Bathroom

PVC obscure glass window to rear aspect, tiled floor, part tiled walls, bath with mixer tap, WC, wash hand basin, freestanding shower, radiator, towel rail, single light fitting.



Rear Garden

Paved patio walkway, lawn, flower beds, patio sitting area, mature shrubs trees and bushes, wall to boundary, side access.



Rear Garden 2

Services

Mains electricity, mains water, mains gas, mains drainage

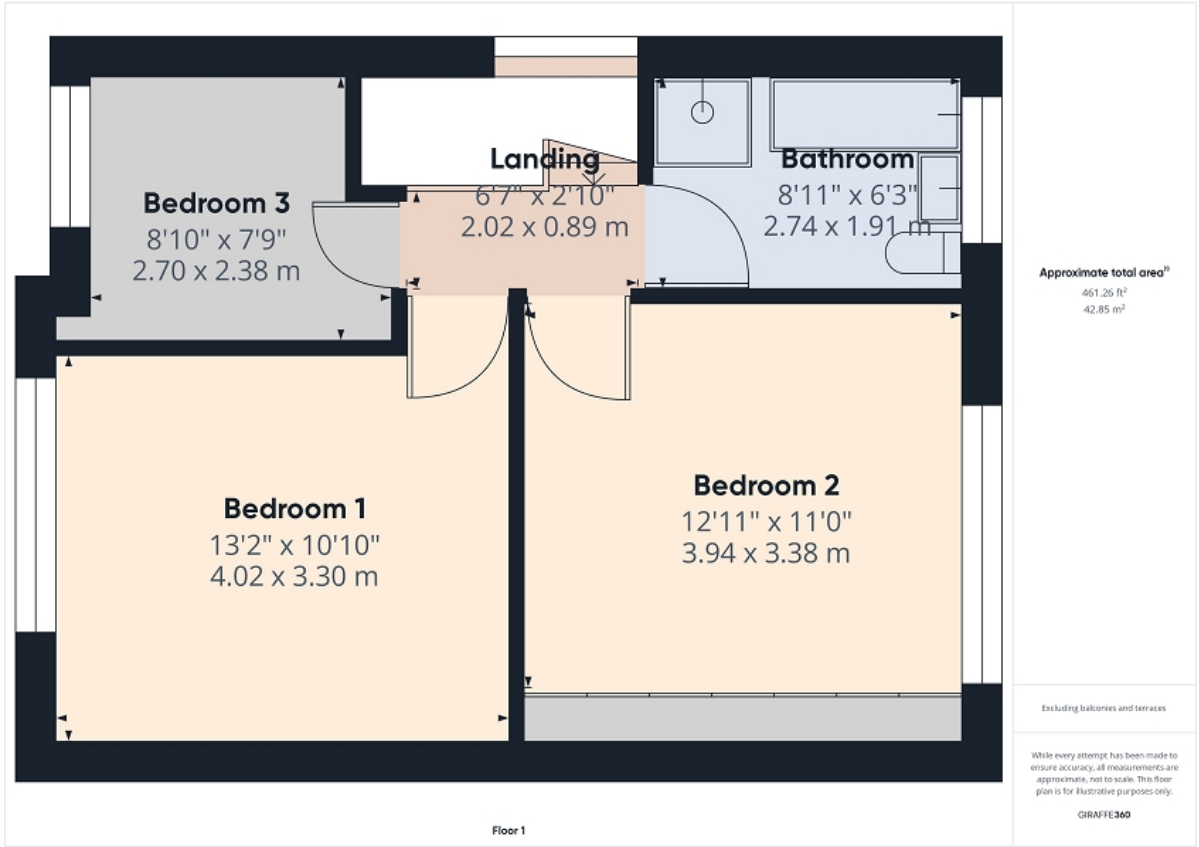
EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



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.