



Edwards & Co
property sales & lettings

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Ffordd Mograig,

,
Llanishen.

CF14 5EW.

Guide Price: £550,000



- Semi detached five bedroom family home in Llanishen.
- Dual aspect reception room.
- Additional dining room.
- Two main family bathrooms plus additional downstairs WC.
- Two bedrooms with en suite bathrooms.
- Garage and off road parking.
- Close to all local amenities.
- Five double bedrooms.
- Low maintenance rear garden.



Ref: PRA53372

Viewing Instructions: Strictly By Appointment Only

General Description

Five bedroom Semi Detached house in the sought after location of Llanishen Edwards & Co are delighted to offer for sale this well presented home offering generous living accommodation spread over three floors. This home consists of five double bedrooms two of them with en suite bathrooms, two family bathrooms plus additional downstairs WC, kitchen and utility room with dual aspect reception room and additional dining room. Excellent location. Garage and off road driveway parking. MUST BE VIEWED!

Accommodation

Front & Entrance

Pathway, stone area, mature bushes.



Entrance Hallway

PVC door, tiled wooden flooring, single light pendant, radiator, under stairs storage, doors to all rooms.



Principal Reception Room

PVC bay window to front aspect, PVC double door to rear aspect, two single light pendants, two radiators, carpet, electric fireplace.



Principal Reception Room Second Angle



Dining Room

PVC bay window to front aspect, single light pendant, radiator, carpet.



WC

Tile wooden flooring, single light pendant, wash hand basin, WC with inset flush, radiator.



Kitchen

PVC window to rear aspect, single light pendant, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated fridge freezer, inset sink with draining board, gas hob with gas oven and grill, chimney style extractor fan above.

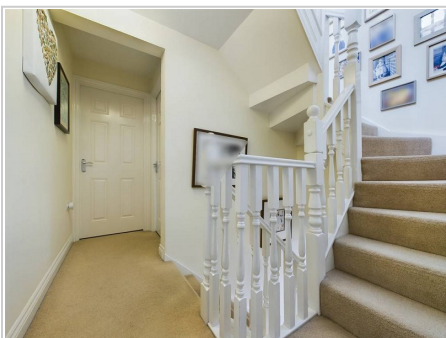


Kitchen/Dining Area



Utility Room

PVC door, single light pendant, tiled flooring, cupboard housing boiler, inset sink, space for white goods.



First Floor Landing

Single light pendant, carpet, doors to all rooms.



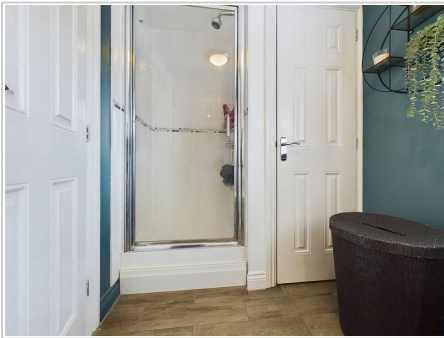
Bedroom 1

PVC window to front aspect, single light pendant, radiator, carpet.

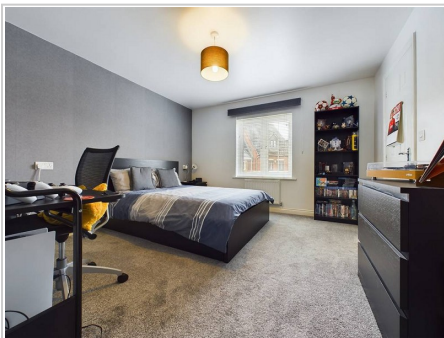


En Suite to Bedroom 1

PVC window to rear aspect, tiled wooden flooring, WC with inset flush, inset double wash hand basin inset to vanity unit, shower, single light pendant, radiator.

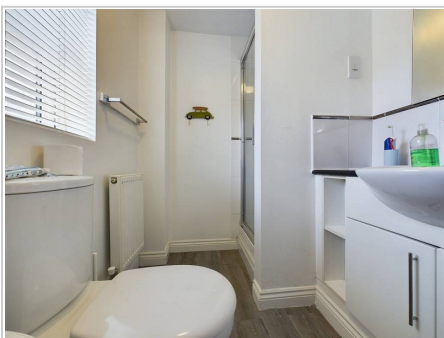


Additional Picture



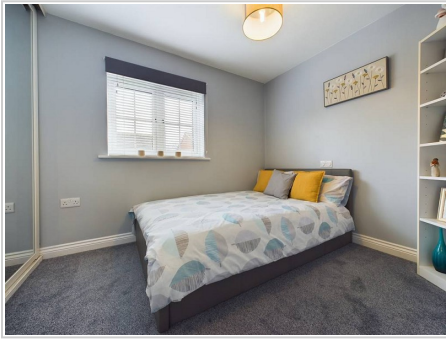
Bedroom 2

PVC window to front aspect, single light pendant, carpet, radiator.



En Suite Shower Room to Bedroom 2

PVC window to front aspect, wood effect flooring, radiator, shower, WC with inset flush, wash hand basin inset to vanity unit.



Bedroom 3

PVC window to rear aspect, carpet, single light pendant, radiator, built in wardrobes.



Bathroom

PVC window to rear aspect, tile wood effect flooring, single light pendant, radiator, WC with inset flush, radiator, bath unit.



Second Floor Landing

Velux window to rear aspect, single light pendant, carpet, doors to all rooms, loft access, storage cupboard.

Bedroom 4

PVC window to front aspect, velux window, carpet, radiator, single light pendant.

Bathroom 2

Velux window, tiled wooden flooring, radiator, shower, wash hand basin inset to vanity unit.

Bedroom 5

PVC window to front aspect, carpet, radiator, single light pendant, storage cupboard.



Rear Garden

Wooden fence boundary, paved patio area, astro turf, gate providing back access.

Rear Garden 1

Rear Garden 2

Garage & Driveway

Up and over garage door.

Services

Mains electricity, mains water, mains gas, mains drainage

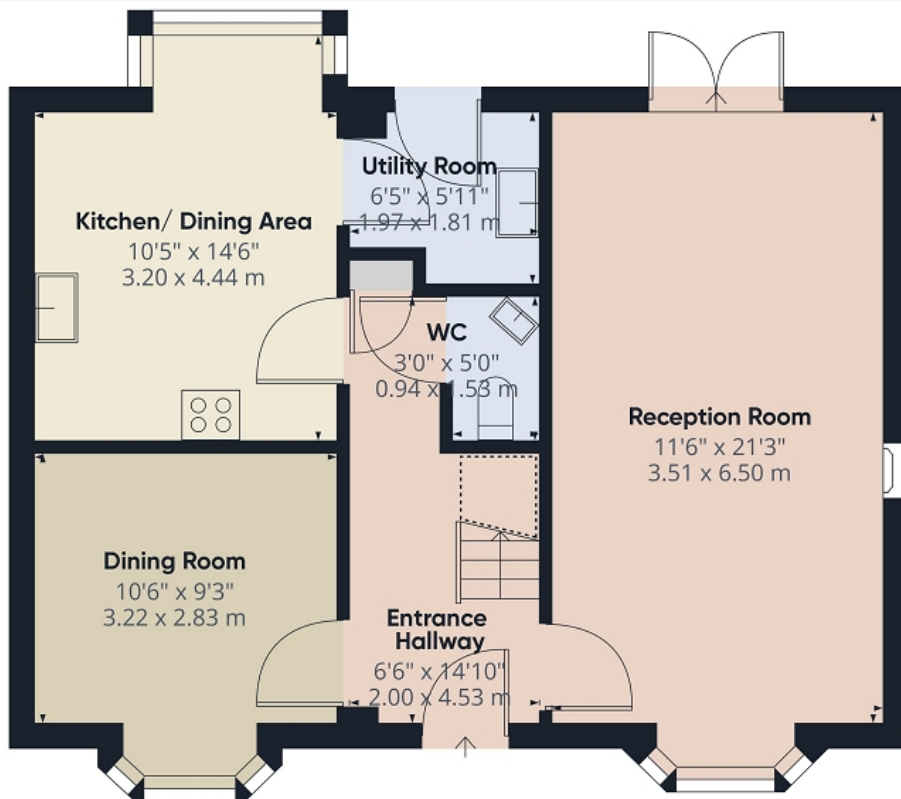
EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor

Approximate total area¹⁾
655.72 ft²
60.92 m²

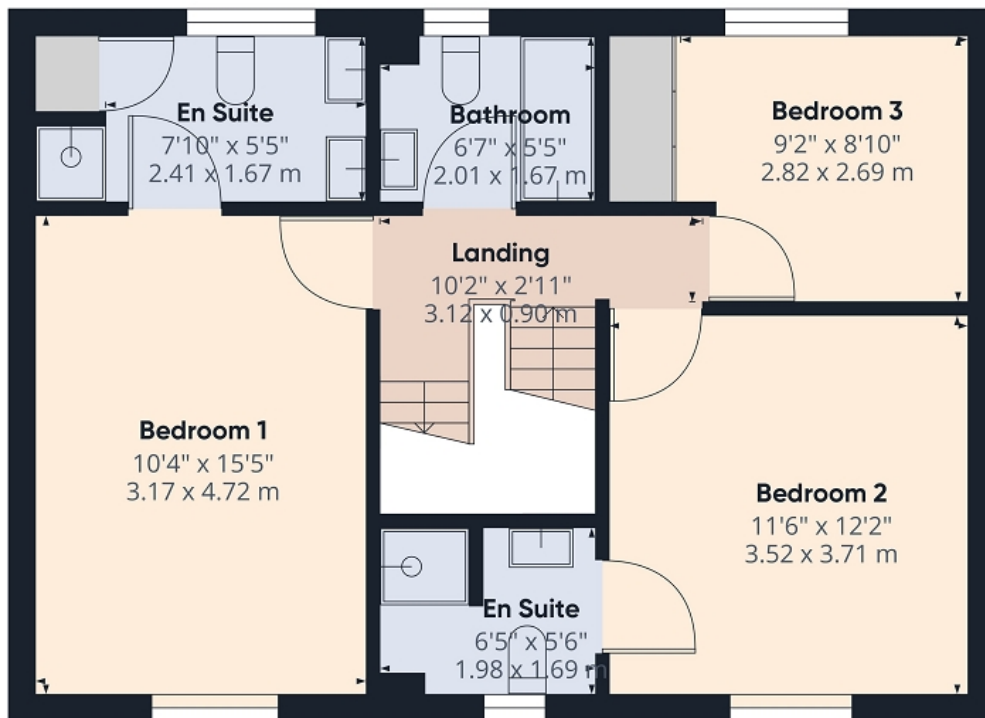
Reduced headroom
13.14 ft²
1.22 m²

Excluding balconies and terraces

⌚ Reduced headroom
(below 1.5m/4.92ft)

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

GRAFTE360



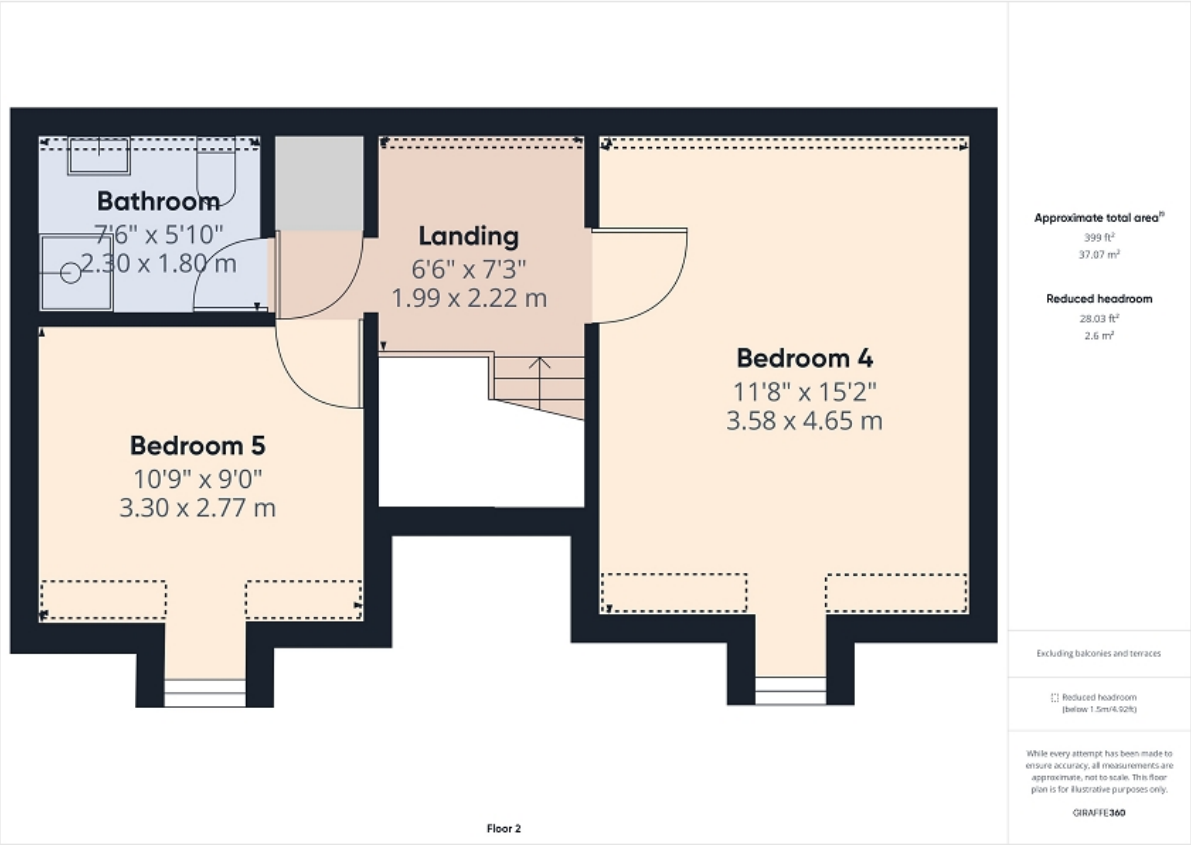
Floor 1

Approximate total area¹⁾
592.23 ft²
55.02 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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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.