



Edwards & Co
property sales & lettings

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Ardwyn,
,
Pantmawr.
CF14 7HE.

Guide Price: £390,000



- Three bedroom semi detached family home in Pantmawr.
- Open plan living/dining room.
- Bright front reception room.
- Three generous size bedrooms.
- Modern Family bathroom.
- Garage.
- Off road driveway parking.
- Great transport links and easy access to the M4.
- MUST BE VIEWED!



Ref: PRA53373

Viewing Instructions: Strictly By Appointment Only

General Description

Three bed semi detached family home within a quiet street in Pantmawr Edwards & Co are delighted to offer for sale this well presented property offering generous living accommodation consisting of a spacious open plan living room opening on to the conservatory with views of the rear garden, front reception room a modern kitchen, three good size bedrooms will a family bathroom upstairs. This lovely home also offers a well presented rear garden with off road driveway parking and garage. This property is in an excellent location. MUST BE VIEWED!

Accommodation



Front & Entrance

Paved driveway, steps leading up to property.



Entrance Hallway

PVC door with obscure glass, PVC window to side aspect, single light pendant, wood effect flooring, radiator, under stairs storage, doors to all rooms.



Additional Picture



Principal Reception Room

PVC window to front aspect, single light pendant, carpet, radiator, gas fire, alcoves to chimney breast.



Second Reception Room

Single light pendant, wall spotlights, carpet, two radiators, gas fire, alcoves to chimney breast, sliding door leading through to conservatory.



Additional Picture 2



Dining Area

Lanterns style roof, wall lights, carpet, radiator.



Kitchen

Two PVC windows to side aspect, PVC door to rear garden, spotlights, wood effect flooring, radiator, a range of base and wall mounted cabinets with contrasting square edge countertops, five ring gas hob, gas oven and grill, chimney style extractor fan, integrated fridge freezer, space for white goods, double stainless steel sink with draining board.



Kitchen Second Angle



Conservatory

PVC conservatory, PVC double door leading to rear garden, tiled flooring, radiator.



First Floor Landing

PVC window to side aspect, single light pendant, carpet, doors to all rooms, loft access.



Bedroom 1

Two PVC windows to front aspect, single light pendant, fitted wardrobe, carpet, radiator.



Bedroom 2

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



Bathroom

PVC window with obscure glass to rear aspect, PVC window with obscure aspect to side aspect, spotlights, tiled flooring, tiled walls, bath unit with over head shower, enclosed fitted shower screen over the bath, WC and wash hand basin inset to vanity unit, ladder style radiator.



Bedroom 3

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



Rear Garden

Mature bushes and shrubs, stone area, two patio areas, pond.



Rear Garden 1



Rear Garden 2

Rear Garden 3

Rear Garden 4

Garage

Up and over and garage door, light and electricity.

Services

, mains electricity, mains gas, mains water, mains drainage

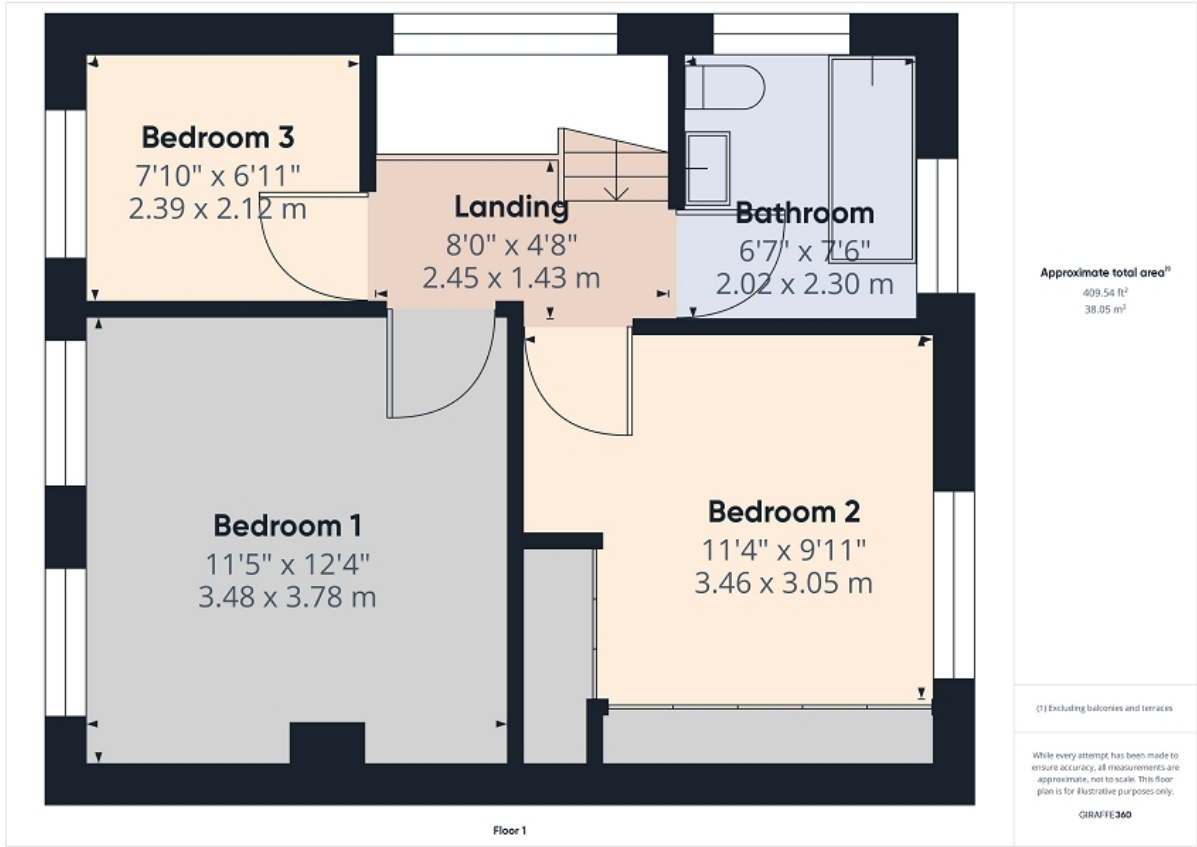
EPC Rating:63

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.