



Edwards & Co
property sales & lettings

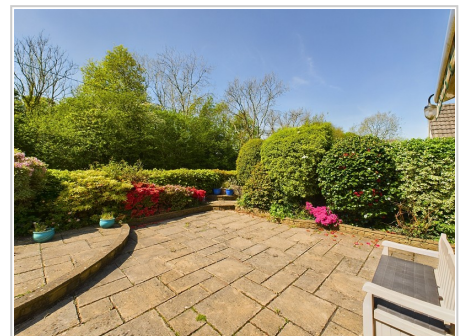
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Ardwyn,
,
Pantmawr.
CF14 7HB.

Guide Price: £400,000



- Four bedroom semi detached family home in Pantmawr.
- Two generous size reception rooms.
- Three double bedrooms and one single bedroom.
- Utility area and downstairs WC.
- Private rear garden - Not overlooked.
- Potential to be modernised throughout.
- Garage & ample off road driveway parking.
- Sought after North Cardiff location.
- First class schools catchments for Rhiwbina PS and Whitchurch HS.



Ref: PRA53402

Viewing Instructions: Strictly By Appointment Only

General Description

Four bed semi detached family home within a quiet street in Pantmawr, Rhiwbina Edwards & Co are delighted to offer for sale this well presented property offering generous living accommodation consisting of two reception rooms, one with doors opening on to the rear garden, kitchen & utility area, four good size bedrooms will a family bathroom upstairs and a additional WC downstairs. This lovely home also offers a well presented rear garden with off road driveway parking and additional garage. This property is in an excellent location sold with NO CHAIN. MUST BE VIEWED!

Accommodation

Front & Entrance



Porch

Aluminium sliding door, tiled walls, tiled flooring.



Entrance Hallway

Aluminium door and floor to ceiling window to obscure glass, aluminium window with obscure decorative glass, wall light, carpet, radiator, under stairs storage cupboard housing meters.



Additional Picture 3

Principal Reception Room

PVC window to front aspect, three wall lights, carpet, radiator, alcoves to chimney breast, gas fire.



Dining Room/Second Reception Room

Aluminium sliding door to rear garden, carpet, radiator, single light pendant, wall lights, alcoves to chimney breast.



Kitchen

Three aluminium windows to side aspect, tiles walls, single light pendant, carpet, a range of base and wall mounted cabinets with contrasting square edge countertops, double inset sink and drinking board, space for white goods, cupboard housing boiler.



Kitchen Second Angle



Utility Space

Aluminium door with obscure glass to rear aspect, aluminium window to rear aspect, single light pendant, carpet, space for white goods.



WC

Aluminium window to side aspect, single light pendant, carpet, wash hand basin and WC, storage cupboard.



First Floor Landing

Aluminium window with obscure glass to side aspect , single light pendant, radiator, doors to all rooms.



Bedroom 1

PVC window to front aspect, wall light, carpet, radiator, fitted mirrored wardrobe.



Additional Picture



Bedroom 2

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



Additional Picture 2



Bedroom 3

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



Bathroom

Two aluminium windows to side aspect, single light pendant, carpet, radiator, WC, wash hand basin inset to vanity unit, bath unit with overhead shower, storage cupboard.



Second Floor Landing

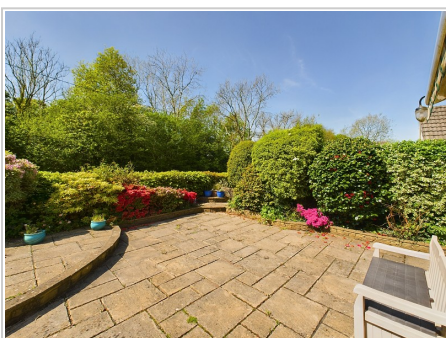
PVC window to rear aspect, single light pendant, carpet.



Views

Bedroom 4

PVC window to rear aspect, velux window, three light fittings, carpet, storage cupboard, storage in the eaves.



Rear Garden

Patio slabs, mature bushes and shrubs, steps leading down to provide access to the driveway and access to side garage door.

Rear Garden 1

Rear Garden 2

Rear Garden 3

Garage

Up and over garage door.

Driveway

Driveway for parking multiple vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

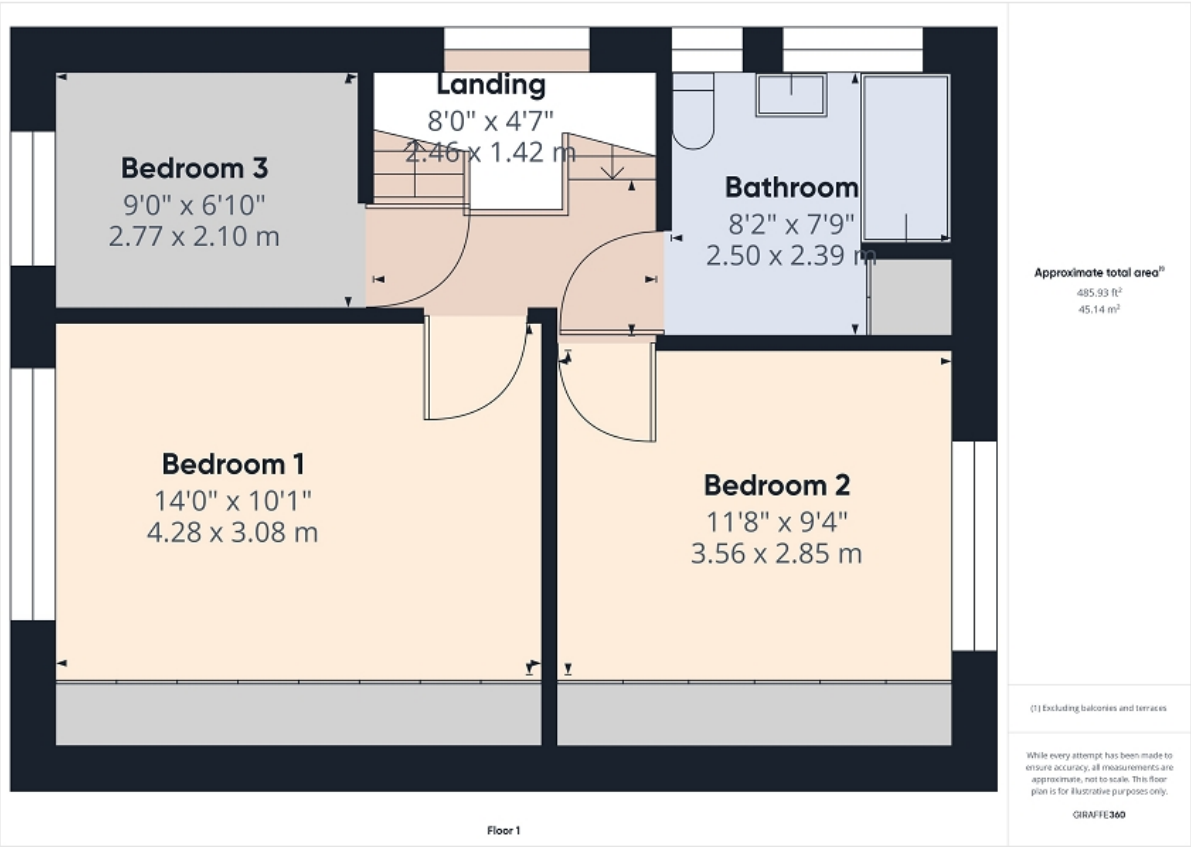
EPC Rating:69

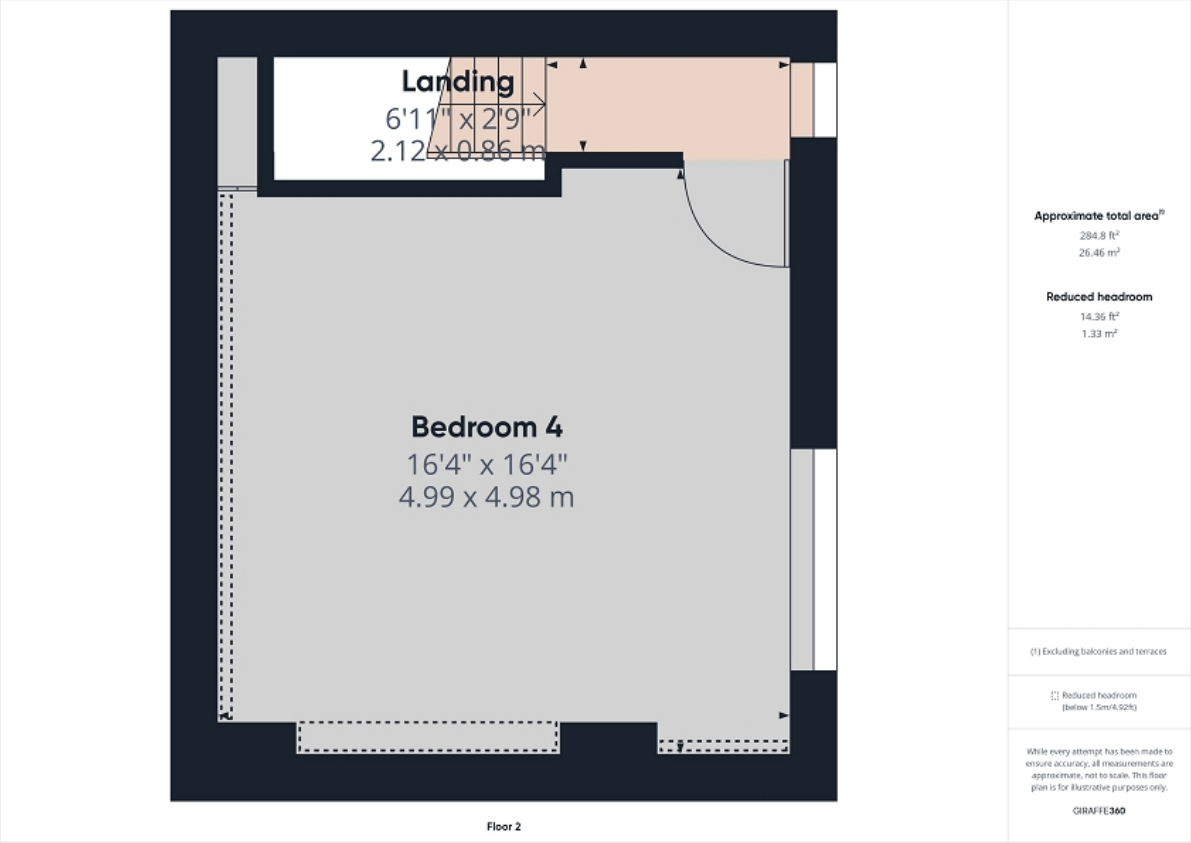
Tenure

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.