



Edwards & Co
property sales & lettings

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Dan-y-graig,
,
Pantmawr.
CF14 7HL.

Offers In Excess of £465,000



- Enviably proportioned 4 bedroom detached family home
- Spacious principal reception room opening on to conservatory
- 2 ground floor double bedrooms + bathroom/shower room w/c
- Additional large loft room with en suit
- Beautifully presented and maintained throughout
- Fabulous southerly facing rear garden large paved terrace
- Ample driveway parking + detached garage
- Ideally located for first class local schools and City centre/M4 links
- Offering stunning views across Cardiff & over to Penarth

Ref: PRB50102

Viewing Instructions: Strictly By Appointment Only

General Description

Edwards & Co are delighted to offer for sale this four bedroom detached bungalow in Pantmawr The property offers 4 excellent size bedrooms and a additional loft room with en suit, large living room leading to a conservatory, well presented front and rear gardens, and driveway parking. Offering lovely views across Cardiff and over to Penarth from the rear aspect. MUST BE VIEWED

Accommodation



Front & Entrance

Paved driveway and walkway to front door and side access to rear garden, lawn area with stone surround, mature bushes and shrubs, tiled step to entrance, brick dwarf wall boundary.



Front Garden

Driveway & Front Entrance

Newly laid driveway, parking for multiple cars .



Entrance Hallway

PVC door with decorative glass panes, carpet, radiator, storage cupboard housing meter, wall mounted light, single light pendant.



Reception Room

Carpet, two PVC obscure glass windows to side aspect, PVC sliding patio doors to conservatory, electric fire with marble effect surround, two single light fittings.



Kitchen/Dining Area

Tile effect floor, part tiled walls, PVC window to rear aspect, comprising range of wall, base and drawer units in matt cream with contrasting square edge countertops, integrated dishwasher, space for washing machine, integrated fridge, inset oven and grill, inset induction hob with stainless steel extractor fan over, inset sink with draining board inset to countertops, single light fitting.



Dining Area

Carpet, PVC patio doors to conservatory, wall and base unit, radiator.



Conservatory

Carpet, radiator, wall mounted light.



Bedroom 2

Carpet, PVC window to front aspect, two radiators, storage cupboard, single light pendant.



Bedroom 3

Carpet, PVC window to front aspect, fitted wardrobes, radiator, single light pendant.



Bedroom 4

Carpet, PVC window to side aspect, mirrored fitted wardrobes housing combi boiler, radiator, single light pendant.



Bathroom

Carpet, part tiled walls, PVC decorative obscure glass window to side, wash hand basin, wc, bath unit, freestanding shower, ladder style heated towel trail, spotlights, single light pendant.



Bedroom 1

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



Loft Room

Carpet, wood framed velux window to rear aspect, radiator, two light pendants.



En Suite Shower Room

Carpet, velux window to rear aspect, three piece suite comprising wash hand basin, wc, shower unit, single light fitting.



Rear Garden

Paved patio area, mature shrubs and bushes, stone area with pebble surround, wendy house with electric.



Rear Garden 1



Rear Garden 2



Garage

Up and over door, electric, wood framed single glazed window to rear, out building attached.

Services

Mains electricity, mains water, mains gas, mains drainage

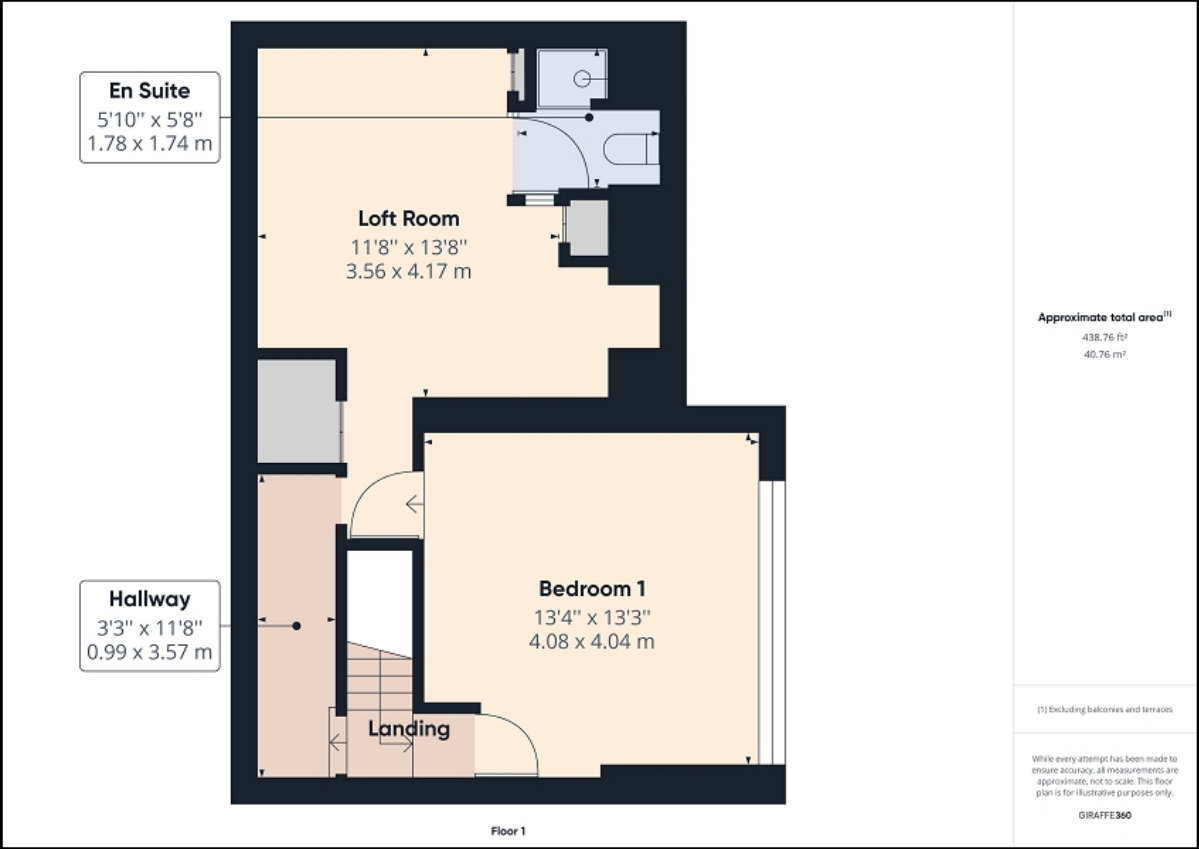
EPC Rating:48

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.