



Edwards & Co
property sales & lettings

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Heol Pentwyn
Whitchurch
Cardiff
CF14

Guide Price: £260,000



- Spacious 3 bedroom family home in Whitchurch
- Open plan living room opening to conservatory extension.
- Additional front reception room
- Two double bedrooms plus a generous single bedroom
- First floor bathroom with separate w/c
- Brightly decorated throughout
- Private and enclosed rear garden with lawn and decked terrace
- Ideally located for Whitchurch and Rhiwbina Village amenities
- Great road links to City centre and M4 j32
- MUST BE VIEWED TO FULLY APPRECIATE



Ref: PRA53345

Viewing Instructions: Strictly By Appointment Only

General Description

INCREDIBLY PRICED 3 BEDROOM FAMILY-SIZED HOME IN WHITCHURCH, CARDIFF - MUST BE VIEWED We are delighted to offer for sale this spacious property, offering modern open plan living spaces & three generous size bedrooms family bathroom and WC. Offered with a private rear garden and off road driveway parking this property would make the perfect family home! The property is wonderfully presented & located near all local amenities with great transport links. **SUPERB HOME - MUST BE VIEWED!**



Driveway & Front Entrance

Off road parking area with stone chippings inlay, wooden fence boundary. Front door with glazed side panels. Shared access to rear garden.



Entrance Hallway

Brightly decorated entrance hallway with stairs leading to first floor. Composite front door with obscure glass, wood effect flooring, doors to all rooms. Pendant light fitting. Radiator.



Reception Room

Currently being used as a ground floor bedroom by the vendor. uPVC window to front aspect, radiator, single light pendant, alcoves to chimney breast, wood effect flooring, electric fireplace.



Second Reception Room

An excellent size second reception room/family room opening into the dining room/orangery extension. Light modern decor, chimney breast, carpet, radiator, single light pendant, log burner.



Kitchen

PVC door opening up on to the rear garden, PVC window to rear aspect, tiled flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, part tiled walls, space for white goods, single light pendant.



Orangery

Wood effect flooring, radiator, glass orangery-style roof with double doors opening on to rear garden.



First Floor Landing

Carpet, single light pendant, doors to all rooms.



Bedroom 1

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



Bedroom 2

Another excellent size double bedroom, uPVC window to rear aspect, carpet, radiator, single light pendant, fitted wardrobes, storage cupboard housing boiler.



Bedroom 3

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



Bathroom

PVC window with obscured glass to rear aspect, single light pendant, tiled flooring, wash hand basin with inset vanity unit, bath unit with overhead shower.



Separate WC

PVC window to rear aspect with obscure glass, single light pendant, tiled flooring, radiator, WC with inset flush.



Rear Garden

Patio area, lawn area, raised decking area, wooden fence boundary, shed,brick build shed providing storage.



Rear Garden 1



Rear Garden 2

Services

Mains electricity, mains water, mains gas, mains drainage

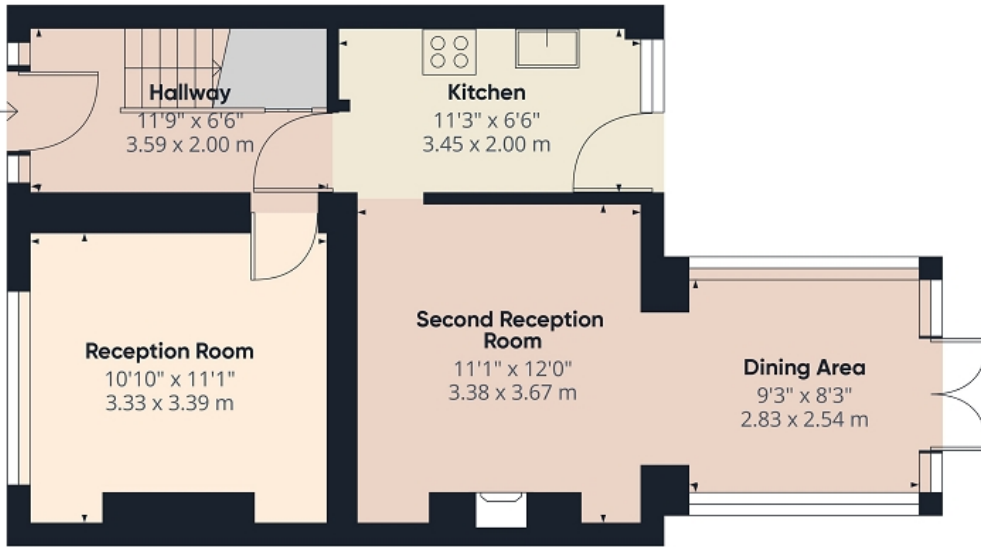
EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



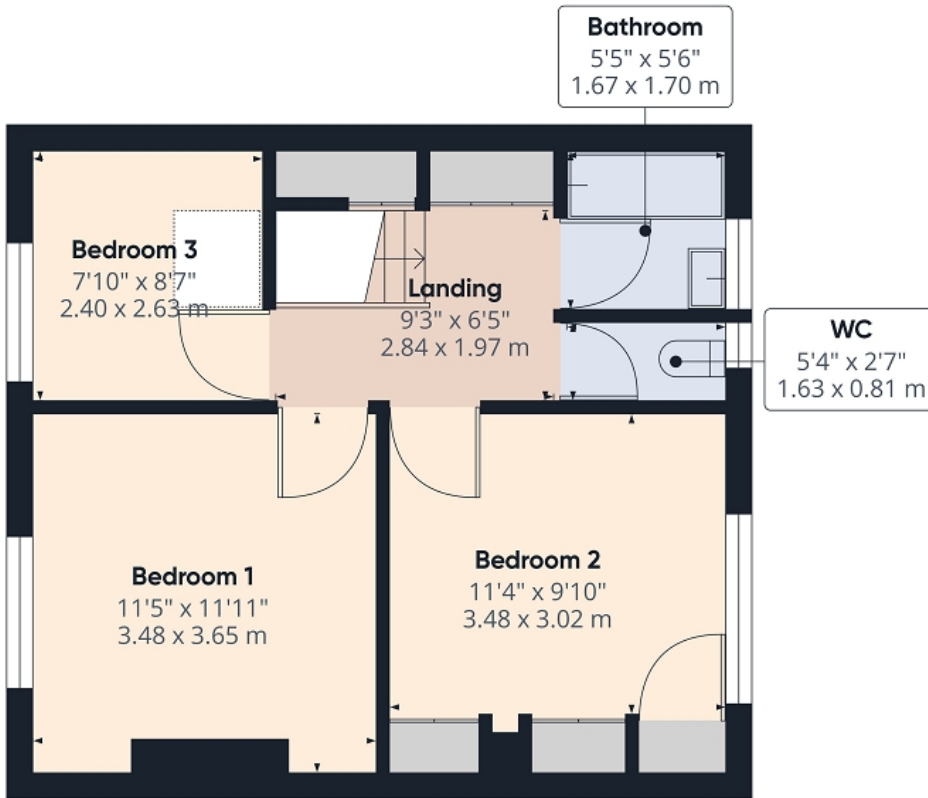
Approximate total area¹⁾
 488.48 ft²
 45.38 m²

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.

GRAFFTE360

Ground Floor



Approximate total area¹⁾
 428.65 ft²
 39.82 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.


GRAFFTE360

Floor 1

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. 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.