



Edwards & Co
property sales & lettings

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Beaufort Park
Lisvane
Cardiff
CF14

Guide Price : £1,285,000



- Exclusive 4 bedroom detached Burghley style home in Lisvane.
- Open plan kitchen/ dining area opening on to rear garden.
- Spacious principal reception room with log burner.
- Large master bedroom with dressing area and spacious en-suite.
- 10 year NHBC warranty & 2 year warranty on appliances.
- Sold with NO ONWARD CHAIN.
- Coach House style double garage and driveway parking.
- Walk in pantry plus additional utility area with integrated appliances.
- Energy efficient home with under floor heating to the ground floor.

Ref: PRA53419

Viewing Instructions: Strictly By Appointment Only



General Description

*BEAUTIFULLY PRESENTED AND VERY SPACIOUS 4 DOUBLE BEDROOM DETACHED FAMILY HOME * Edwards and Co are delighted to offer for sale this capacious new build 'Burghley' style home, one of only a handful built on this prestigious Edenstone development. This luxury property offers modern living in an exquisite four-bedroom detached family home with four en suite bathrooms and attached 'coach house' double garage and situated within the exclusive Beaufort Park development, Lisvane, Cardiff. With a considerable amount having already been spent by the current owner on upgrades and optional extras this new home offers something for everyone to enjoy.



Front & Entrance

Path leading to front door, lawn area, bushes and shrubs, paved driveway.



Entrance Hallway

Double door to front aspect, wooden flooring, spotlights, doors to all rooms, alarm system and cctv.



Additional Picture



Principal Reception Room

PVC bay window to front aspect, two PVC windows to side aspect, wooden flooring, log burner.



Second Reception Room/Home Office

PVC window to front aspect, wooden flooring, single light pendant.



Kitchen/Dining Area

PVC window to rear aspect, wooden flooring, two single light pendants, spotlights.



Kitchen

PVC Window to rear aspect, wooden flooring, sink with mixer tap, integrated dishwasher, feature central island with a wealth of base cupboards, five ring electric hob with extractor fan above, integrated wine cooler, breakfast bar area, oven with retractable warming tray, integrated microwave, tall floor to ceiling integrated fridge, tall floor to ceiling freezer.



Dining Area

PVC bi fold doors to rear garden, wooden flooring, spotlights, built in speakers.



Lounge



Utility Room

Single light pendant, wooden flooring, a range of base and wall mounted cabinets with contrasting square edge countertops, integrated washing machine and dryer, inset sink.



Pantry



WC

Spotlights, wooden flooring, part tiled walls, wash hand basin, WC, Extractor fan.



Additional Picture 2



First Floor Landing

PVC window to front aspect, single light pendant, built in speakers, carpet, doors to all rooms.



Bedroom 1

PVC window to front aspect, two single light pendant, built in speakers, radiator.



Dressing Area

PVC window to rear aspect, carpet, radiator, spotlights, fully fitted dressing area.



Additional Picture 3



En Suite to Bedroom 1

PVC window with obscure glass to rear aspect, spotlights, tiled flooring, tiled walls, ladder style radiator, bath unit, his and hers sink with built in vanity unit, walk in shower, WC.



Additional Picture 4



Additional Picture 5



Additional Picture 6



Bedroom 2

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



En Suite to Bedroom 2

PVC window with obscure glass to rear aspect, spotlights, tiled flooring, bath unit, shower, WC, wash hand basin with built in vanity unit.



Bedroom 3

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



En Suite to Bedroom 3

Spotlights,extractor fan, part tiled walls, tiled flooring, ladder style radiator, wash hand basin and vanity unit, WC, shower.



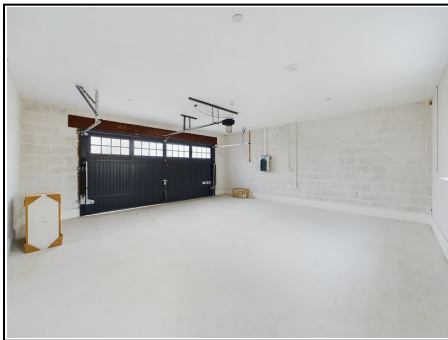
Bedroom 4

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



En Suite

Spotlights,extractor fan, part tiled walls, tiled flooring, ladder style radiator, wash hand basin and vanity unit, WC, shower.



Garage

Up and over electric garage door,PVC window to rear aspect, PVC door to rear garden.



Driveway

Parking for two vehicles.



Rear Garden



Rear Garden 1

Lawn area, fence to boundary



Rear Garden 2



Patio Sitting Area

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:85

Tenure


We are informed that the tenure is Freehold

Council Tax


Band H



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	85	90
(69-80) C		
(55-68) D		
(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.