



Edwards & Co
property sales & lettings

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

Pen-Y-Bryn Road
Gabalfa
Cardiff
CF14

Guide Price : £350,000



- Three Bed Terraced Property
- Two Separate Reception Rooms
- Spacious South Easterly Facing Garden
- Garage with rear lane access
- Close to Heath Park and University Hospital of Wales
- Excellent transport links into the city centre
- Close to amenities and eateries of Crwys and Whitchurch Roads
- Perfect family home or investment opportunity
- No Onward Chain



Ref: PRA53472

Viewing Instructions: Strictly By Appointment Only

General Description

Three bedroom mid terrace family home Edwards & Co are delighted to offer for sale this property that boasts generous living accommodation - including a bright front reception room and separate dining room/second reception room to rear of property, good size kitchen and access to rear garden, two double bedrooms and good size single and family bathroom on the first floor. The property also offers an enclosed and well maintained front and rear garden.



Entrance Hallway

PVC door to front, PVC window with obscure glass to front aspect, tiled flooring, radiator, single light pendant, under stairs storage



Principal Reception Room

PVC window to front bay, single light pendant, radiator, carpet, inset fireplace



Second Reception Room

Parquet flooring, PVC window to rear aspect, radiator, single light pendant, feature fireplace



Kitchen

PVC door to rear aspect, PVC window to side aspect, PVC window to rear aspect, tiled flooring, spotlights, radiator, range of base and wall mounted cabinets with contrasting square edge countertops, 4 ring gas hob, integrated electric oven, integrated dishwasher, space for white goods



Kitchen Second Angle



Bedroom 1

PVC window to front aspect, PVC window to front bay, carpet, radiator, built-in storage cupboard



Bedroom 1 Second Angle



Bedroom 2

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



Bedroom 3

PVC windows to rear aspect, single light pendant, carpet, radiator, loft access



Bathroom

PVC window with obscure glass to side aspect, bath unit with overhead shower, wash hand basin, WC, radiator, wood effect flooring, extractor fan single light pendant



Rear Garden

Patio area, Lawned area, access to garage and lane



Rear Garden 1



Additional Picture

Services

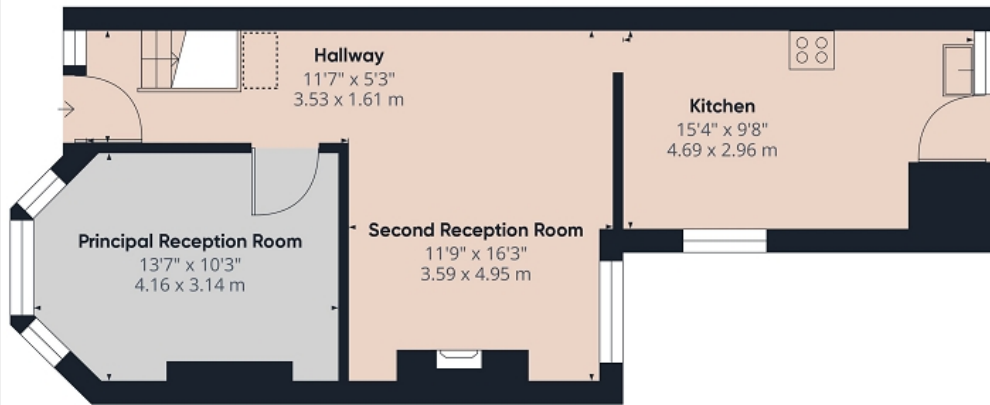
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Approximate total area⁽¹⁾
519.02 ft²
48.22 m²

Reduced headroom
16 ft²
1.49 m²

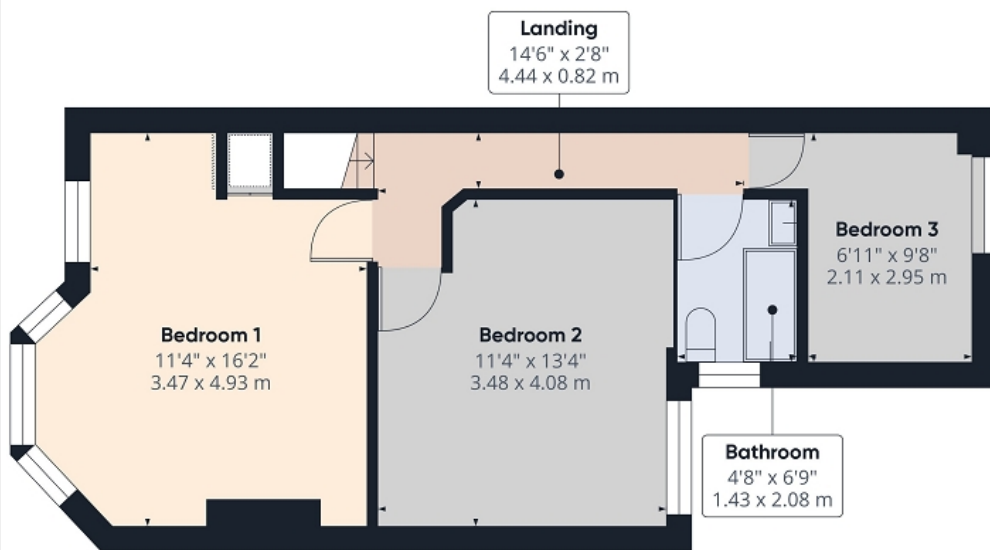
(1) Excluding balconies and terraces

■ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFTE360

Ground Floor Building 1



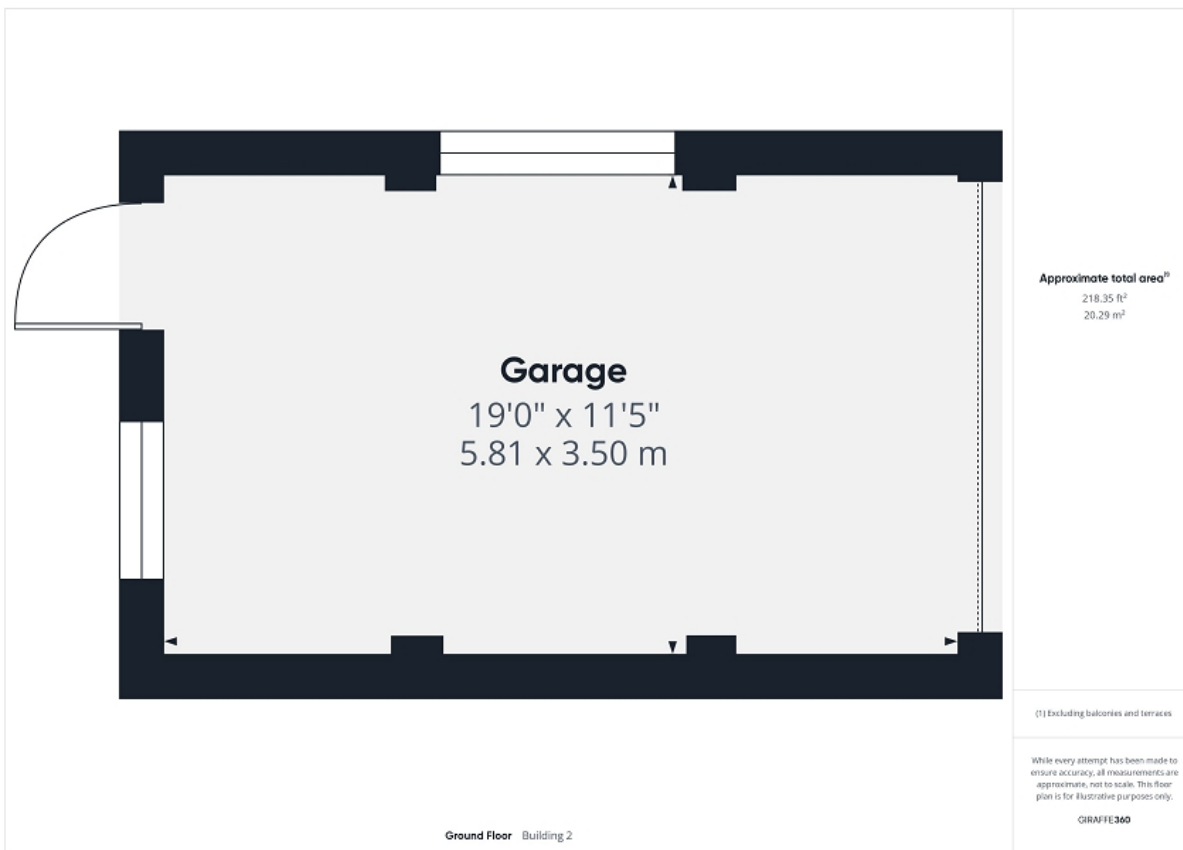
Approximate total area⁽¹⁾
485.32 ft²
45.09 m²

(1) 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.


GRAFTE360

Floor 1 Building 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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.