



Edwards & Co
property sales & lettings

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Tair Erw Road
Heath
Cardiff
CF14

Offers in Excess of: £450,000



- Extended and very well-presented 3 double bed semi-detached
- 2 excellent size reception rooms + kitchen/breakfast room extension
- 3 double bedrooms to first floor and family bathroom
- Utility room and ground floor shower room/wc
- Sympathetically modernised and decorated throughout
- Paved driveway parking
- Private and enclosed rear garden
- Ideally located close to all amenities, UHW and City Centre
- MUST BE VIEWED



Ref: PRA53548

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and very generously-proportioned 3 double bed semi-detached home in the Heath, Cardiff
Edwards and Co are delighted to offer this enviably located and extended family-sized home. The property offers 2 excellent size reception rooms and a modern kitchen/breakfast room to the ground floor extension together with a large utility room and ground floor shower room/wc. To the first floor are 3 excellent size bedrooms, 2 with fitted wardrobes, and a stylish family bathroom. A sizeable loft space is ready for a loft room extension if ever desired. A 2 car driveway to the front and private and enclosed garden to the rear complete this wonderful property. **MUST BE VIEWED.**



Driveway & Front Entrance

Ample paved driveway parking for 2 vehicles. Low brick and wooden fence boundaries. Access gate to rear garden. Upvc glazed door into storm porch and into entrance hallway. Outside light.



Entrance Hallway

Open and inviting entrance hallway with doors off to both reception rooms, utility room and ground floor shower room/wc. Original front door with leaded windows. Side window. Original tiled floor. Carpeted stairs to first floor. Modern decor, pendant light fitting and radiator.



Principal Reception Room

Bright modern decor, original features include picture rail, wood block flooring and feature fireplace with side alcoves. Upvc 4 window bay window. Pendant light fitting. Radiator.



Dining Room

Another excellent size second reception room/dining room. Bright decor, wood block flooring, pendant light fitting, radiator. Chimney breast with side alcoves. Upvc doors to kitchen/breakfast area



Kitchen/Breakfast Area

The kitchen occupies the main area within the modern extension. The kitchen features an extensive range of white base and tall units, inset oven and grill, 4 burner gas hob with extractor over, integrated fridge/freezer, single ceramic sink and drainer with 'swan-neck' mixer tap over, dishwasher. Upvc window overlooking the rear garde. Sloping roof with large roof windows. Tiled floor.



Breakfast Area

Spacious breakfasting area open-plan to the kitchen. Tiled floor, uPVC windows overlooking the rear garden with access door. Sloping roof with modern roof windows.



Utility Room

Originally the kitchen of the property this has now been re-configured to provide an excellent size utility room. Laminate work surfaces, floor and wall units, plumbed for laundry appliance and dishwasher, sink and drainer, uPVC window overlooking the side of the house, papered walls, smooth plastered ceiling, laminate flooring, ceiling light Wall mounted combi boiler.



Ground floor shower room/wc

An ideal addition to the ground floor living space is the 'under-stairs' wc and full-size shower room. Close coupled wc, wash hand basin, quadrant shower cubicle. Window to side. Spotlights. Part tiled/part plastered walls, laminate flooring.



Ground floor shower/wc second angle

Fully tiled quadrant shower cubicle with mixer shower.



First Floor Landing

The brightly decorated theme continues upstairs from the entrance hallway. Carpeted floor, smooth plastered ceiling with pendant light fitting and loft hatch. Doors off to 3 bedrooms and family bathroom. Upvc window to side.



Bedroom 1

A spacious 'master-bedroom' with bright, modern decor, picture rail, large fitted wardrobe with sliding, partly mirrored, wardrobe doors. Carpeted floor, bay window with 4 Upvc windows and radiator, pendant light fitting,



Bedroom 1 Second Angle

As described.



Bedroom 2

Another excellent size double/twin bedroom again with fitted wardrobes with sliding, partly mirrored, doors. Papered and painted walls, smooth plastered ceiling with pendant light fitting and pull cord switch over bed. Radiator, Upvc window overlooking the rear aspect. Carpeted floor.



Bedroom 3

Currently used as the 'grand-kids domain' bedroom 3 is another spacious bedroom that would comfortably accommodate a double bed if desired. Bright decor, pendant light, Upvc window to side, carpeted floor. Storage cupboard.



Family Bathroom

A modern family bathroom with uPVC window with obscured glazing and window blind to the front aspect. White 3 piece suite with inset wc and wash hand basin 'vanity unit' and wall mounted unit with down lighters above. Panelled bath with hand-held shower mixer tap. Part tiled and part plastered walls and ceiling, laminate flooring. Towel rail radiator.



Rear Garden

Fully paved, private and enclosed rear garden. Brick and wood fenced boundaries. Raised planted beds. Side access gate to front driveway. Garden shed/work shop to apex and wooden shed to side.



Rear Garden 1

As described.

Agents Opinion

A very well-presented and extended example of this highly desired double bay fronted, red-brick semi detached. Ideally located for the University Hospital of Wales, Cardiff City centre and all the local amenities the Heath area has to offer, this really will be popular listing, so be sure to book early to view.

Services

Mains electricity, mains water, mains gas, mains drainage

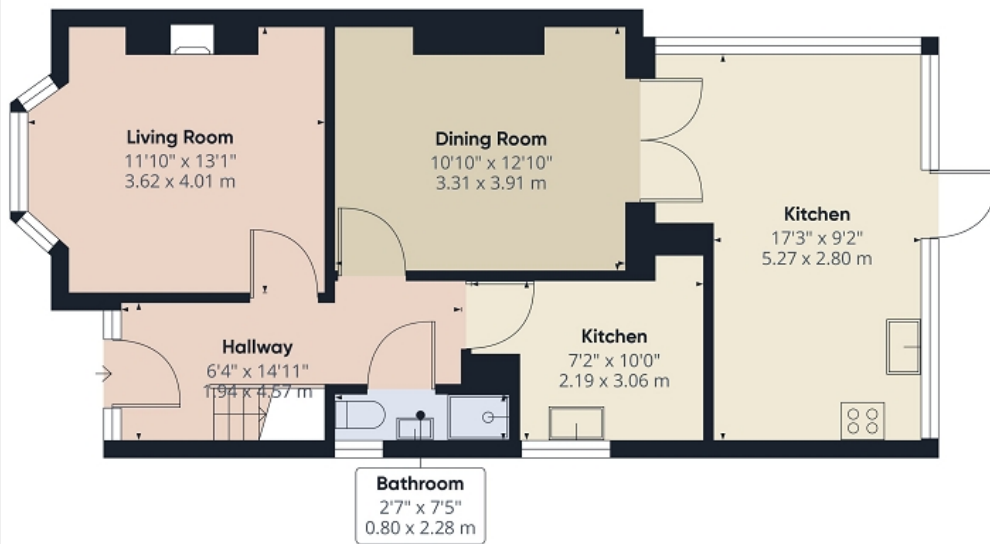
EPC Rating:71

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band F



Ground Floor

Approximate total area⁽¹⁾

640.35 ft²
59.49 m²

Reduced headroom

0.21 ft²
0.02 m²

(1) Excluding balconies and terraces

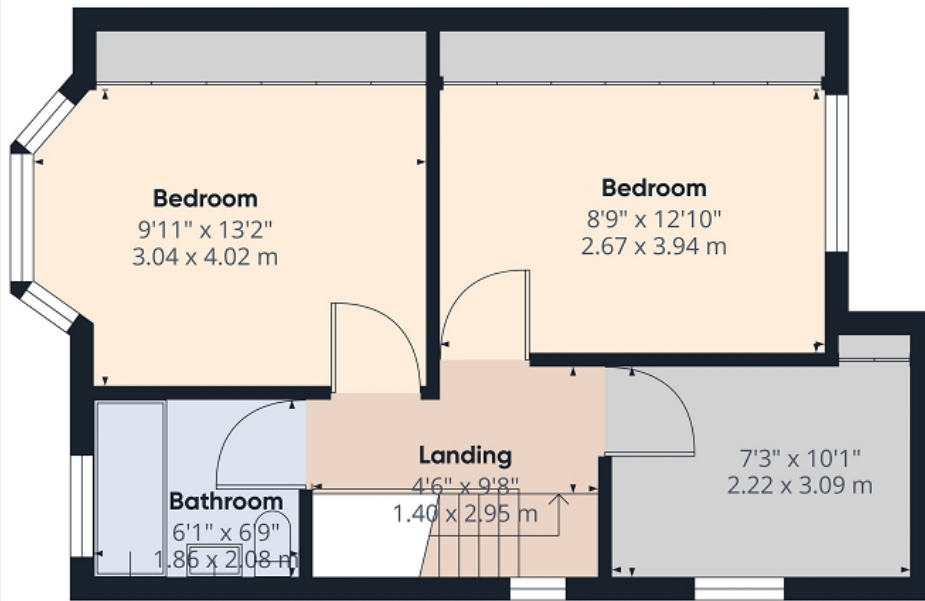
Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GRAFFI360



Floor 1

Approximate total area⁽¹⁾

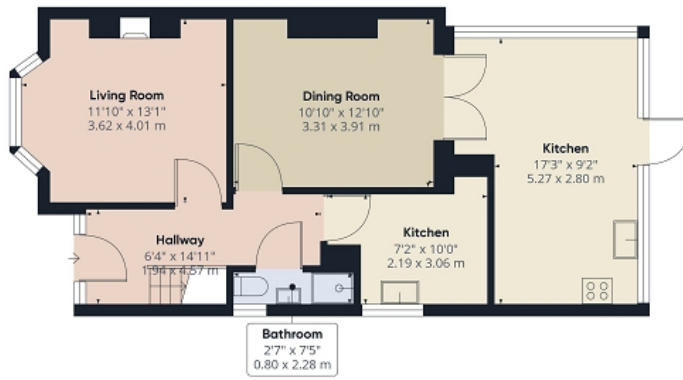
446.81 ft²
41.51 m²

(1) Excluding balconies and terraces

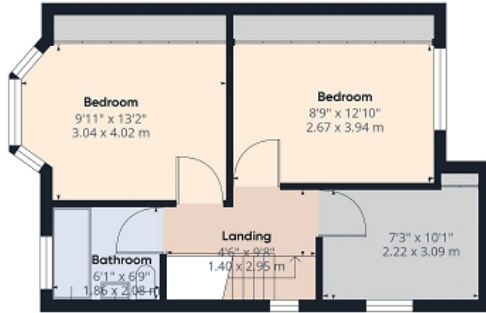
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Calculations are based on RICS IPMS 3C standard.

GRAFFI360



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1087.16 ft²
 101 m²

Reduced headroom
 0.21 ft²
 0.02 m²

(1) Excluding balconies and terraces


Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFI:300


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		83
(69-80) C	71	
(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 		

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 (CO₂) 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 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.