



Edwards & Co
property sales & lettings

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Laytonia Avenue
Heath
Cardiff
CF14

Guide Price £375,000



- Spacious and desirable 3 bedroom Victorian family-sized home
- 2 excellent size reception rooms
- Large 'country style' rustic kitchen/breakfast room
- 2 very generously proportioned double and 1 large single bedroom
- First floor family bathroom
- Private and enclosed rear garden with lawn and large decked terrace
- Many original 'period' features retained
- Ideally located for The UHW, Cardiff City centre and M4 links
- MUST BE VIEWED TO FULLY APPRECIATE



Ref: PRA53550

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious and beautifully presented 3 bedroom Victorian mid-terrace family sized home Edwards and Co are delighted to offer for sale another fabulous property in this ideally located cul-de-sac close to the University Hospital of Wales, local park and Cardiff City centre. The property has been stylishly, yet sympathetically modernised throughout and still retains many of it's original features. The property offers 2 sizeable reception rooms, large 'country-style' kitchen, 3 excellent size bedrooms, family bathroom and excellent size rear garden. Must be viewed to be fully appreciated.



Front Garden & Entrance

On road, permit holder parking, metal gate and railings, low brick wall, original Victorian tiled pathway, original iron-worked covered porch leading to modern, composite front door. Wall mounted letterbox Garden is inset with Cotswold style chippings.



Entrance Hallway

Brightly decorated, lengthy and inviting entrance hallway with 'original' doors leading off to both reception rooms and kitchen/breakfast room, carpeted stairs to first floor. Painted walls, dado rail, ornate coving, pendant light fitting, cast iron radiator, original tiled flooring. Additional recessed seating area towards kitchen door.



Principal Reception Room

A superbly-proportioned front reception room, decorated in contemporary-period tones with complimenting plantation-shutters and picture rail. Bay window with uPVC replacement 'tilt and swivel' sash windows. Carpeted floors, feature open working fireplace to chimney breast with side alcove. Pendant light fitting, retro radiator.



Second Reception Room

Spacious rear reception room/dining/family room with bright, contemporary decoration. Sash window overlooks the rear garden, dado rail, picture rail, painted walls and ceiling. Pendant light fitting, retro radiator, feature fireplace with open hearth with working gas fire. Exposed and varnished floor board flooring. Door to kitchen/breakfast room.



Kitchen and breakfast room

The generously proportioned kitchen/breakfast room has a real country/rustic feel to it with its range of both fitted and freestanding, bespoke wooden furniture and solid wood work tops. Tiled floor, smooth plastered and painted walls and sloping ceiling with excellent head height, spot lights and Velux windows. Belfast style sink with chrome mono block mixer tap, gas and electric range cooker, space for fridge freezer. Large radiator, uPVC door leading to rear garden and uPVC window above sink. Wooden door to second reception room.



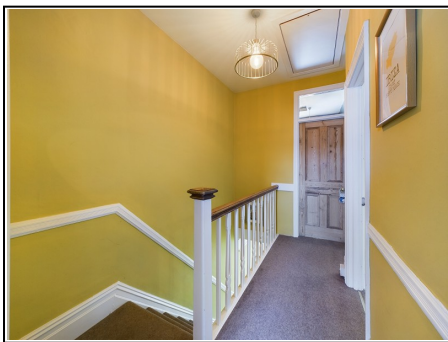
Kitchen Second Angle

As described



Kitchen Third Angle

As described



First Floor Landing

The decor and carpet flows up from the entrance hallway and stairs, wooden handrail and balustrade. Smooth plastered walls and ceiling with loft hatch and pendant light fitting. Loft hatch has drop down loft ladder, loft is fully boarded with light fitting. 'Original' wooden 2 over 2 doors off to three bedrooms and family bathroom.



Bedroom 1

A very sizeable master bedroom with replacement uPVC sash bay windows and plantation shutters overlooking the front aspect. Smooth plastered walls with picture rail, plastered ceiling, 2 pendant light fittings, radiator, original feature fireplace with tiled hearth, carpeted floor.



Bedroom 2

Another excellent size double bedroom with smooth plastered and painted walls and ceiling, carpeted floor and radiator. Original window overlooking the rear garden. Pendant light fitting. Feature fireplace in chimney breast with side alcoves, one with fitted wooden airing cupboard.



Bedroom 3

A larger style single bedroom with replacement uPVC sash window to the front, exposed wooden floorboards, papered and painted walls and ceiling with small original loft access and pendant light fitting. Cast iron radiator.



Family Bathroom

Sizeable Victorian style bathroom with fully tiled walls, white bath with tiled panel, hot and cold tap and electric shower over, toilet with hidden cistern and flush lever, smooth plastered ceiling with spotlights. Retro radiator, tiled floor. Original wooden window with part-obscured glass overlooks rear garden.



Bathroom Second Angle

As described



Decked Terrace

A large wooden decked terrace/outdoor entertaining space with non-slip composite decking and panelled boundary overlooks the rear garden. Outside light.



Rear Garden

A private and enclosed rear garden laid mainly to lawn with fence boundary and mature planted borders. Cotswold style stone path leads to the rear of the garden with access gate to lane.



Decked Sitting Area

Stepping out from the kitchen breakfast room is the composite-decked private sitting area leading onto the decked terrace.

Agents Opinion

This truly is a beautifully presented and spacious period property located in this ideally located, hidden-gem of a road close to all the local amenities and Cardiff City centre. Priced to sell and must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:50

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor

Approximate total area⁽¹⁾
593.09 ft²
55.1 m²

Reduced headroom
10.51 ft²
0.98 m²

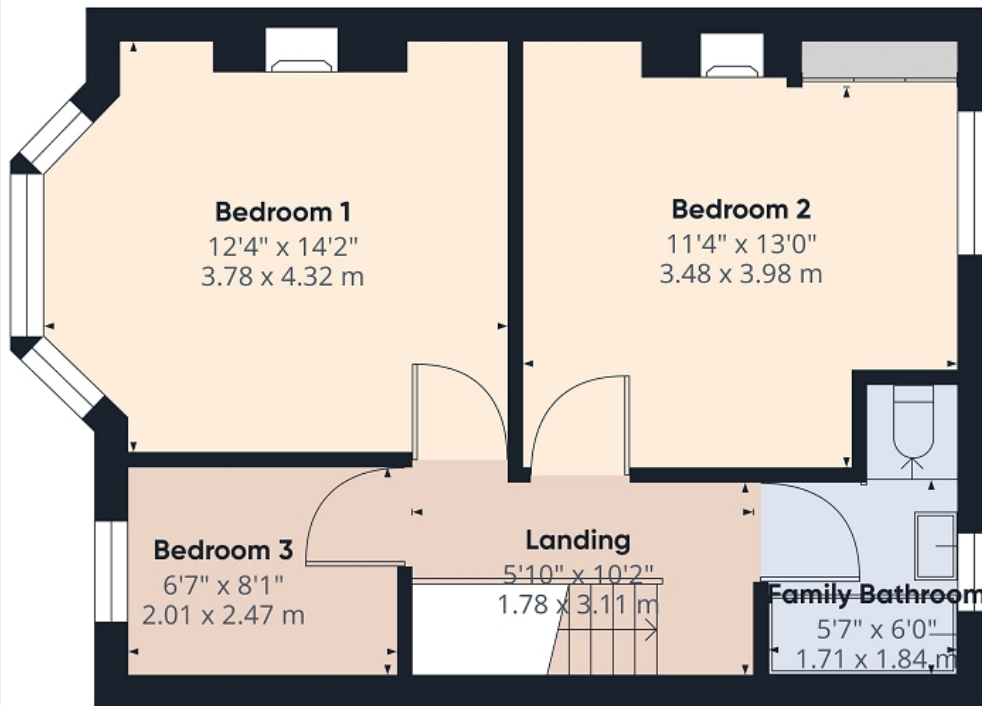
(1) Excluding balconies and terraces

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:360



Floor 1

Approximate total area⁽¹⁾
452.62 ft²
42.05 m²

(1) Excluding balconies and terraces

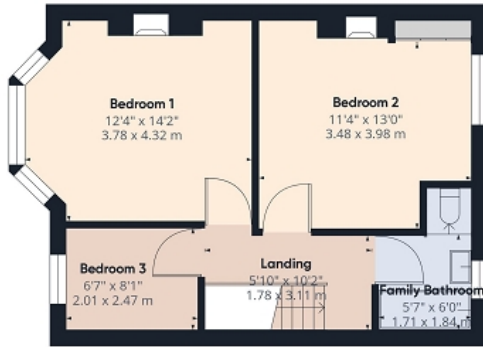
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Calculations are based on RICS IPMS 3C standard.

GRAFFI:360



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1045.71 ft²
 97.15 m²

Reduced headroom
 10.51 ft²
 0.98 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 | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (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.