



**Edwards & Co**  
property sales & lettings

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

Cranwell Close  
Radyr Way  
Cardiff  
CF5

Guide price £225,000



- Extended and spacious 2 bed end terrace home
- Large open-plan lounge/dining room
- Stylish kitchen/breakfast room open-plan to conservatory
- 2 excellent size double bedrooms
- Modern fitted bathroom
- Excellent size front and rear gardens + parking
- Ideally located close to Llandaff City and all amenities
- Must be viewed to be fully appreciated
- Solar Panels
- NO ON-GOING CHAIN

Ref: PRA53562

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Ideally located and significantly extended 2 bedroom end-terrace home - sold with no on-going chain\* Edwards and Co are delighted to offer for sale this particularly spacious ideal first time/downsize home. The property will require a re-decoration and new carpets, however impressive additions are the kitchen, bathroom and large conservatory extension. Must be viewed to be fully appreciated.

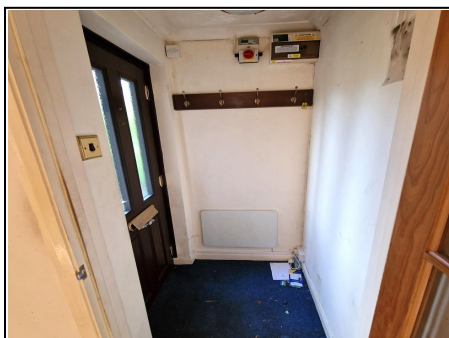
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### Front Garden

Lengthy and enclosed mainly block-paved front garden alongside hard stand parking spaces. Mature hedgerows and shrubbery.

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### Entrance Porch/Hall

Brick built entrance porch/hallway with uPVC entrance door, bright decor, carpeted floor, consumer unit, panel radiator, access doorway to lounge/dining room.

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### Lounge/Dining area

An excellent size open-plan lounge and dining area with stairs raising to the first floor. Wood flooring, painted walls, 2 uPVC windows, 2 radiators, pendant light fitting. Door to kitchen.

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### Kitchen/Breakfast Area

An impressive range of light cream high gloss wall and base units with a wooden 'chopping board' work surface and breakfast bar. Space for utility appliances, hob, oven and sink with mixer tap. Pendant light fitting. Wood flooring. Open-plan to conservatory area.

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## Conservatory

A fabulously proportioned uPVC and block wall conservatory extension providing additional family space off the kitchen. All windows, including roof and door, have bespoke concertina blinds. Wood flooring, radiator, access door to rear garden.



## First Floor Landing

Carpeted stairs lead up from the ground floor, painted walls, access doors to both bedrooms and bathroom. Pendant light fitting. Loft hatch.



## Bedroom 1

A great size double bedroom with fitted wardrobes to one wall. Upvc window to front, painted walls, carpeted floor, radiator, pendant light fitting.



## Bedroom 2

Another very decent size double bedroom, this time with the window overlooking the rear garden. Painted walls, carpeted floor, radiator and pendant light fitting.



## Bathroom

A very stylish fitted bathroom suite comprising of a large white 'end to end' bath with mixer taps and shower rail over, a back to wall w/c and a vanity wash hand basin unit. Tiled walls, wood-effect flooring, uPVC window with obscured glazing, ceiling light.



## Rear Garden

A generously proportioned, private and enclosed rear and side garden. Laid mainly to lawn with paved area, mature shrubs, wooden summer house. Brick and fence boundaries, rear access gate. The garden enjoys a south easterly aspect.

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## Parking Area

Hard standing parking space, to be confirmed by vendor.

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## Solar Panels

Original installation was in 2011. The panels and inverter were replaced with new ones in 2021.

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## Agents Opinion

Nestled away at the top of this highly sought after cul-de-sac is this extended 2 bedroom home. The property will undoubtedly benefit from re-decoration throughout, however all the 'big' money has already been spent on the kitchen, bathroom and large conservatory extension so you don't have to. A real gem just waiting for you to add your own stamp. **MUST BE VIEWED TO FULLY APPRECIATE.**

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

## Tenure


We are informed that the tenure is Freehold

## Council Tax


Band D

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*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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.