

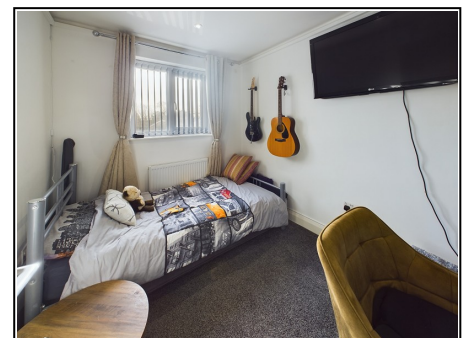
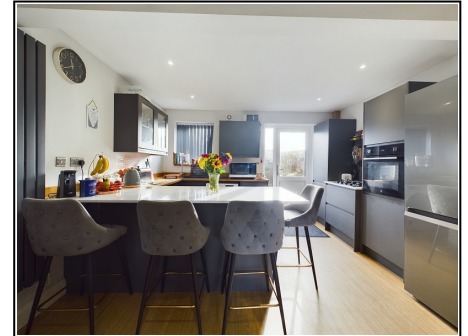


**Edwards & Co**  
property sales & lettings

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Heol Ffynnon Wen  
Pantmawr  
Cardiff  
CF14

Guide price £280,000



- Spacious and stylish 3 bed home in Pantmawr
- Open plan living/kitchen/breakfast area
- Modern fully fitted kitchen
- 2 well-proportioned beds to first floor
- Fabulous first floor shower room w/c
- Spacious double bedroom with w/c to loft conversion
- Low maintenance front and rear gardens + parking
- Very well maintained throughout
- Ideal 1st/2nd time buy or down-sizer
- MUST BE VIEWED

Ref: PRA53567

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Superb and stylish three bed mid-terraced property in Pantmawr\* Edwards & Co are delighted to offer for sale this extended and improved family home in this highly desirable location. The property offers open-plan living accommodation/kitchen/breakfast room, two spacious bedrooms and fabulous shower room w/c to the first floor and primary bedroom with en-suite WC to the dormer loft conversion. This property also offers low maintenance rear garden with off road allocated parking and storage shed. SUPERB - MUST BE VIEWED.

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### Front Garden & Entrance

Patio walkway, Steps to front door, outside light, PVC door, astro turf.

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### Entrance Hallway

Wood effect lvt flooring, PVC front door with obscure glass panes, radiator, single light pendant, carpeted stairs to first floor, fire door to living room.

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### Kitchen/Breakfast Area

PVC window to front aspect, PVC double door to rear aspect, wood effect lvt flooring, radiator, spot lights, electric fire, two upright radiators, a range of base and wall mounted cabinets with square edge countertops, inset sink, inset gas oven with four ring gas hob, space for white goods.

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### Lounge Area

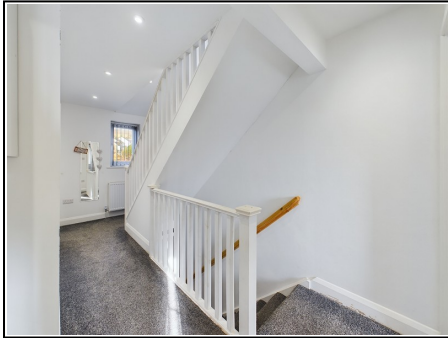
PVC window to front aspect, wood effect lvt flooring, radiator, spot lights, electric fire, two upright radiators.

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## Kitchen

PVC double door to rear garden, spotlights, wood affect lvt flooring, Oak/Quartz worktops, Under cupboard lighting, Smoke & heat detector a range of base and wall mounted cabinets with square edge countertops, inset sink, inset gas oven with four ring gas hob, extractor fan, space for white goods.



## First Floor Landing

Carpet, PVC window to front aspect, fire doors to all rooms, spot lights, fire alarm, stairs leading to loft conversion.



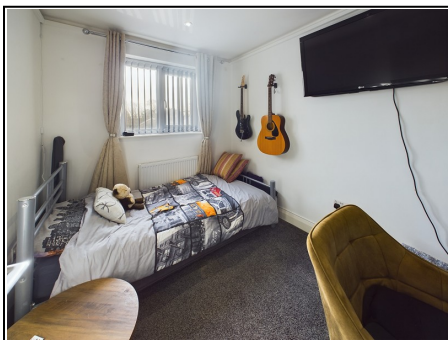
## Bedroom 2

Currently utilised as an impressive dressing room Carpet, PVC window to front aspect, radiator, spot lights.



## Shower Room/Wc

Tiled flooring, tiled walls, PVC window to rear aspect with obscure glass, ladder style radiator, WC, wash hand basin vanity unit, walk in shower, MIRA Sport digital controlled thermostatic shower, single light fitting, extractor fan, sensor light bathroom mirror.



## Bedroom 3

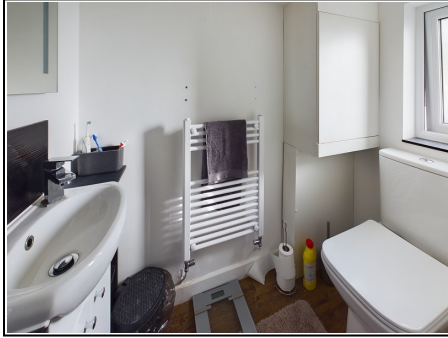
Carpet, PVC window to rear aspect, radiator, spot lights.



## Bedroom 1 with En Suite WC

Carpet, PVC window to rear aspect, radiator, wall lights.

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## En Suite WC

Wood effect LVT flooring, ladder style radiator,WC, wash hand basin, cupboard housing boiler,sensor light bathroom mirror.

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## Rear Garden

Paved patio area, storage shed, side access, fence boundary, Rotary line, sensor outdoor light.

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## Parking Space

Parking to the rear, storage shed, wooden gate providing access to the rear garden.

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## Agents Opinion

Looking for a 3 bedroom home in Rhiwbina for less than £300,000? then look no further! This is a very well-presented home in an ideal location close to all local amenities, Whitchurch Golf Club and the A470 Cardiff and M4 links. **MUST BE VIEWED.**

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## Services

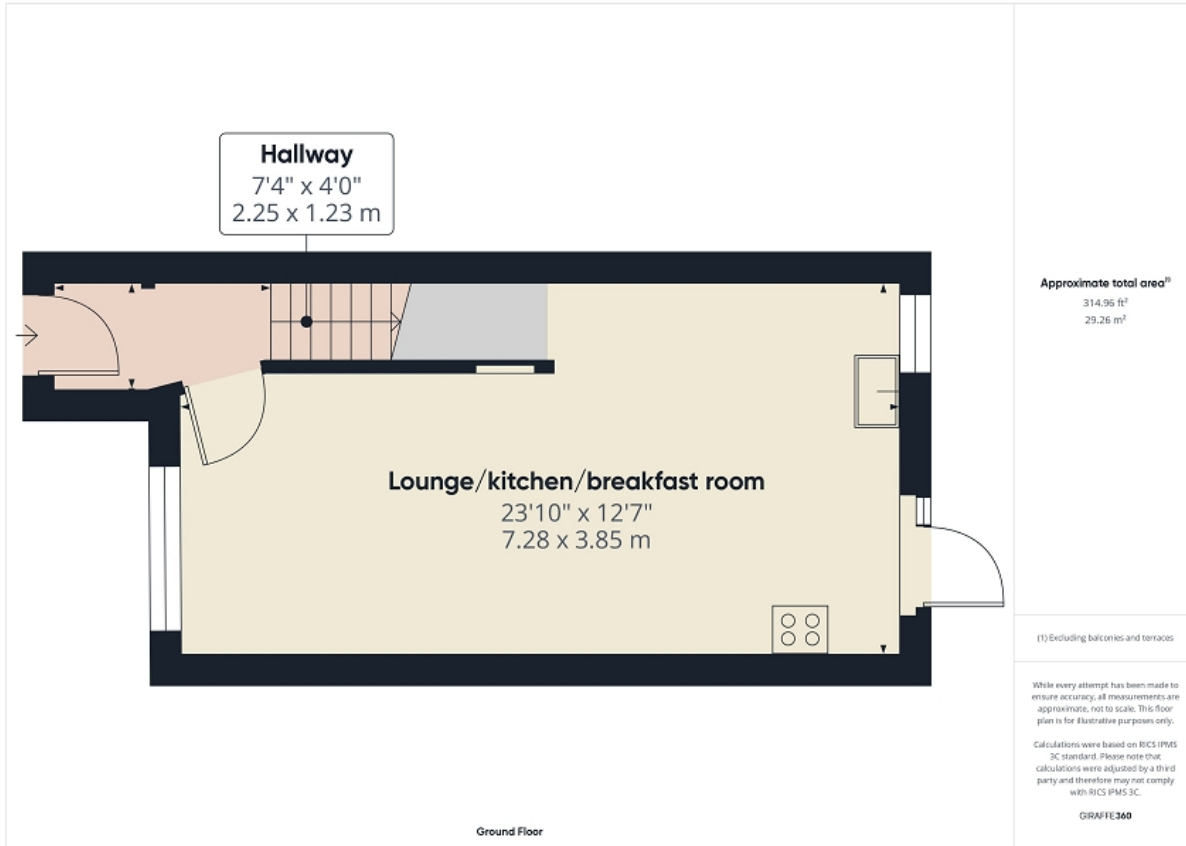
Mains electricity, mains water, mains gas, mains drainage

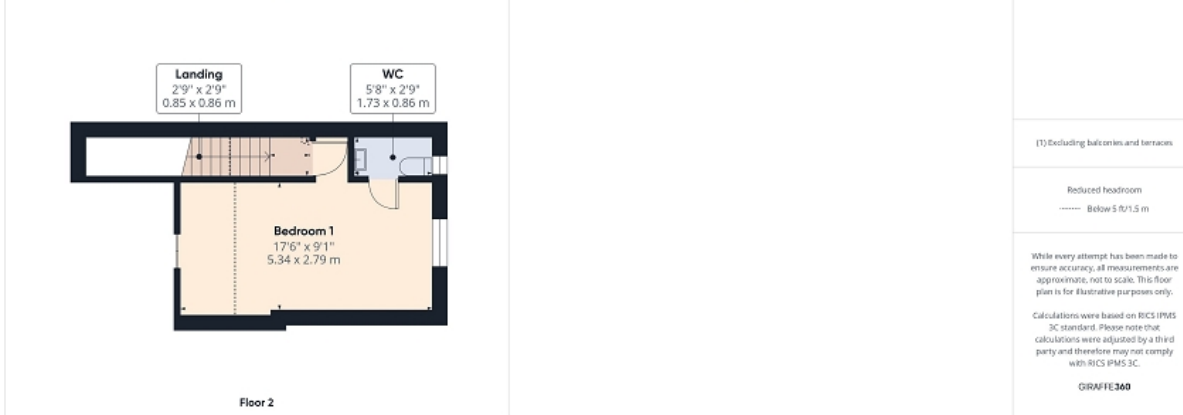
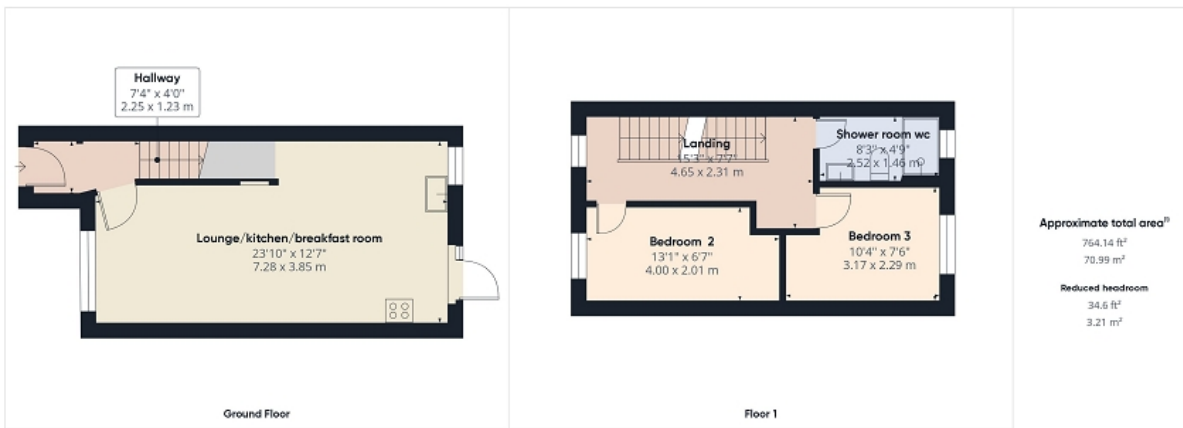
EPC Rating:72

## Tenure


We are informed that the tenure is Not Specified

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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>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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.