



Edwards & Co
property sales & lettings

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

Coed-Y-Llyn
Cyncoed
Cardiff
CF23

Guide price £455,000



- Enviably located 3 double bedroom detached home
- Open plan lounge/dining room + separate family room
- Spacious kitchen/breakfast room + separate utility area
- First floor bathroom and separate w/c
- Ground floor shower room w/c
- 3 generously proportioned bedrooms
- Private and enclosed rear garden with paved terrace
- Attached garage + ample driveway parking
- Exceptional potential to renovate and extend if desired
- Lakeside Primary and Cardiff High School catchments



Ref: PRA53570

Viewing Instructions: Strictly By Appointment Only

General Description

Much loved and spacious 3 double bedroom family-sized detached home in Cyncoed Edwards and Co are delighted to offer for sale this fabulous opportunity to acquire a sizeable detached home in this highly desirable cul-de-sac. Within only a short walk from Roath Park Lake, Lakeside Primary and Cardiff High School, this really is a must see property and early viewing's are strongly recommended.



Driveway & Front Garden

Ample driveway parking leading to attached garage and front entrance. Lawn and planted borders.



Garage

Added to the property in approximately 1970 the brick and block built single garage/workshop has a roller shutter door and rear access door to the rear garden. Power and light.



Entrance Hallway

Recently fitted composite entrance door with glazed side panels opens into a brightly decorated hallway providing access to the family room, lounge/dining room and carpeted stairs with handrails to the first floor. Cloaks cupboard, pendant light fitting.



Family Room

An excellent-size additional reception room with large uPVC window overlooking the entrance, carpeted floor with woodblock beneath, bright decor, pendant light and radiator.



Lounge/Dining Room

Spacious dual-aspect principal living space with lounge area and window overlooking the front aspect and with the dining area and window overlooking the rear garden. Brightly decorated, woodblock flooring covered by carpet, 2 pendant light fittings, 2 radiators, fireplace with disconnected gas fire (chimney stack has been removed - chimney breasts are in place) door to kitchen/breakfast room.



Lounge Area

As described.



Dining Area

As described



Kitchen and breakfast room

Lovely 'square-shaped' kitchen and room for breakfast/dining table. Range of base and wall units, roll top work surface, electric hob with oven and grill below, sink and drainer, under stairs and tall storage cupboard, large uPVC window to rear aspect, brightly decorated, tiled flooring, strip light to ceiling. Door to utility area.



Utility Space

Utility area/lobby with space for utility appliances if desired, access door to rear paved terrace and garden and to the ground floor shower room/wc. Pendant light fitting.



Ground floor shower room/wc

Another more recent addition to the property is the sizeable shower room/wc with open 'walk-in' tiled shower cubicle with mixer taps, wall mounted wash hand basin and close coupled w/c. Bright decor, tiled floor, spotlights, towel rail radiator.



First Floor Landing

Brightly decorated landing providing access to all first floor rooms, carpeted floor, pendant light, radiator, loft hatch, uPVC window overlooking side aspect, large storage cupboard (previously hot water cylinder cupboard adjacent to bathroom)



Bedroom 1

Sizeable double bedroom with fitted wardrobes, uPVC window overlooking the front aspect, bright decor, carpeted floor, radiator and pendant light fitting.



Bedroom 2

Another equally good sized double bedroom, again with fitted wardrobes and uPVC window to the front aspect. Brightly decorated, carpeted floor, radiator, pendant light fitting.



Bedroom 3

Bedroom 3 would also accommodate a double bed and additional furniture if required, uPVC window overlooking the rear aspect, carpeted floor, bright decor, pendant light fitting and radiator. Cupboard housing combi boiler.



Bathroom

White panelled bath and wash hand basin, mainly tiled walls, uPVC window with obscured glazing to rear aspect, light fitting and original wall mounted electric heater.



Separate WC

White w/c, tiled walls, pendant light, small window.



Rear Garden

A very private and enclosed, southerly facing and gently sloping rear garden laid mainly to lawn with mature trees and shrubbery. Fenced boundaries, access to front garden.



Paved Patio Area

Paved outdoor sitting/entertaining area looking across the rear garden with access door off utility area. Access door to garage.

Agents Opinion

With one very careful owner from new, this 1964 built detached family home really is just waiting for its 21st Century makeover. The property offers spacious accommodation throughout together with very private gardens and attached garage. Must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

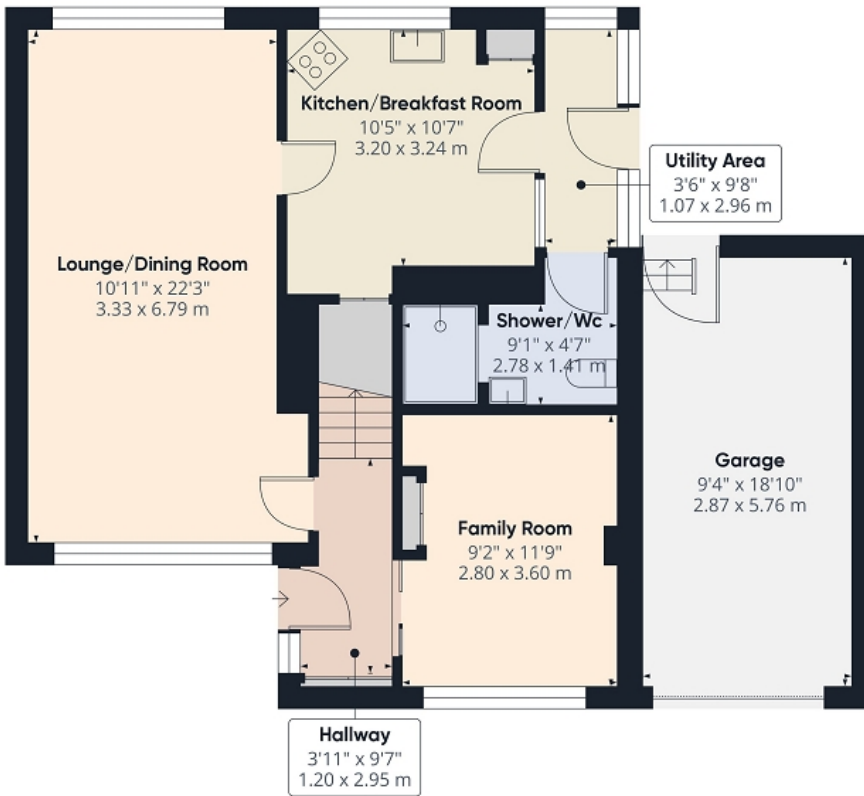
EPC Rating:48

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground Floor

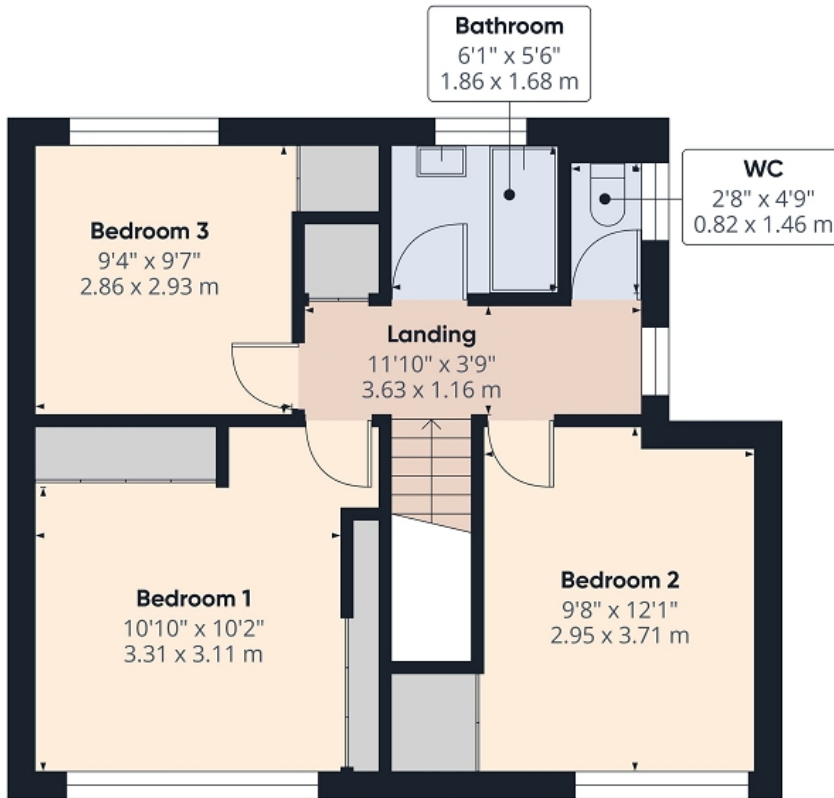
Approximate total area⁽¹⁾
802.02 ft²
74.51 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFTE360



Floor 1

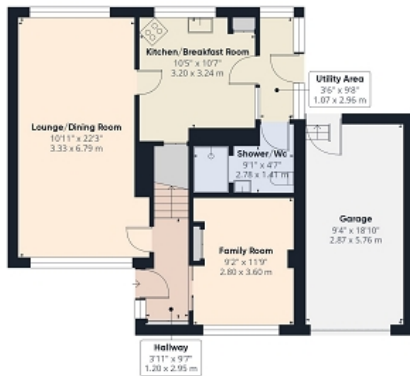
Approximate total area⁽¹⁾
471.34 ft²
43.79 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFTE360



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1273.36 ft²
118.3 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		78
(55-68) D		
(39-54) E	48	
(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.