



Edwards & Co
property sales & lettings

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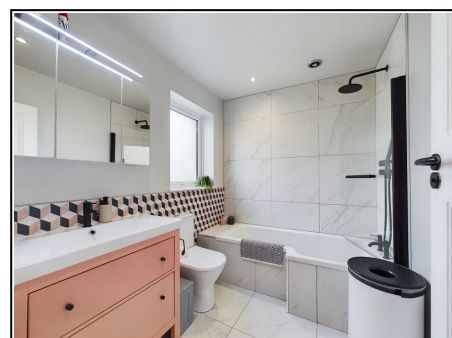
POA



- Stylish and greatly extended 3 bedroom family sized home
- Superb kitchen/living/dining room + utility room
- Additional front reception room
- 2 double bedrooms and 1 single bedroom to first floor
- Modern family bathroom + ground floor w/c
- Brightly decorated throughout with many original features
- Ample 'presscrete' driveway parking + garage/store room
- Private and enclosed rear garden + paved terraces
- Close proximity of UHW and Cardiff City centre
- MUST BE VIEWED

Ref: PRA53572

Viewing Instructions: Strictly By Appointment Only



General Description

Superbly presented and greatly extended 3 bedroom semi detached family home Edwards and Co are delighted to offer for sale this stylish and spacious home in the Heath, Cardiff. The property offers very-well proportioned accommodation over 2 floors together with driveway parking, garage/storage and rear garden with paved terraces. Located within a short walk of the University Hospital of Wales and all local amenities, this really is a must-see property.



Driveway & Front Entrance

Ample 'presscrete' driveway parking area to the front and side of the property. Red brick boundary walls and bath-stone topped storm porch with modern composite entrance door with glazed panels.



Entrance Hallway

Welcoming entrance hallway with varnished herringbone wood block flooring. Smooth plastered walls and ceiling, picture rail, carpeted staircase to first floor, pendant light fitting, radiator. Doors to reception rooms and ground floor w/c.



Ground Floor WC

Brightly decorated cloaks/wc with close coupled w/c and wall mounted wash hand basin. Ceiling light and extractor.



Front Reception Room

Spacious front/principal reception room. Bright modern decor, crescent shaped bay window with uPVC sash replacement windows. Varnished herringbone flooring, feature fireplace with side alcoves, pendant light fitting and radiator.



Kitchen/Living/Dining Room

Large open-plan and contemporary family 'living' space described in detail as follows:



Living Area

Comfortable sitting area opening to kitchen/breakfast and dining areas. Bright decor, smooth tiled floor, pendant light fitting and radiator.



Dining Area

Sizeable dining area with bi-folding double glazed doors opening to paved terrace. Modern decor, smooth tiled floors, inset spotlights to ceiling, modern radiator. Open-plan to kitchen/breakfast area.



Kitchen/Breakfast Area

Super-stylish and functional fully fitted kitchen with breakfast island and extensive range of base and wall units. Marble effect work tops with inset gas hob and one and one half bowl ceramic sink with brass monobloc tap. One combi oven/microwave with electric oven and grill below. Integrated dishwasher and fridge freezer plus tall larder unit. Smooth tiled floors, inset spotlights, window to side. Pocket sliding door to utility room.



Utility Room

Fitted with matching floor and wall units as the kitchen, plumbed for washing machine and drier. Single sink with brass monobloc tap. Spotlights.



First Floor Landing

Carpeted stairs lead up from the entrance hallway. Modern decor with picture rail. Upvc window to side. Wall light and loft hatch. Doors off to 3 bedrooms and family bathroom.



Bedroom 1

Brightly decorated and spacious double bedroom, smooth plastered walls, carpeted floor, pendant light fitting and radiator. Crescent shaped bay with uPVC replacement sash windows. Modern wardrobes with sliding doors.



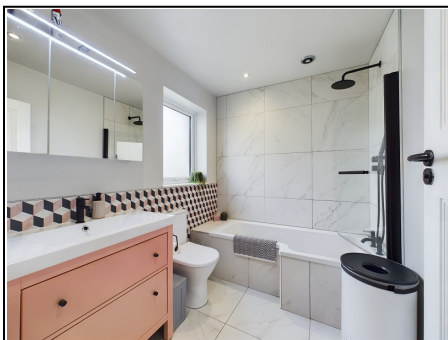
Bedroom 2

Spacious second double bedroom with bright decor, engineered wood flooring, pendant light fitting and radiator. Fitted alcove storage. Large uPVC window with side opener overlooking rear garden.



Bedroom 3

Single bedroom overlooking the front of the property. Brightly decorated, carpeted floor, radiator and pendant light fitting. Upvc replacement sash window.



Family Bathroom

Stylish and spacious family bathroom with close coupled w/c, d-shaped bath with glass shower screen and mixer shower over, large free standing sink and storage unit. Part tiled and part smooth plastered walls and ceiling with inset spot lights and extractor. Upvc double glazed window with obscured glazing to side. Tiled floor.



Rear Garden

An excellent-size, private rear garden laid mainly to lawn with planted border and brick-built boundary walls. A contemporary paved terrace opens off the dining area with an further raised paved seating area to the far end of the garden. Brick and rendered garage/storage.



Paved Terrace

Smooth non-slip porcelain tiled outside entertaining space leading off the large extension with inset spotlights over.

Agents Opinion

A beautifully presented and greatly extended family sized home, this really is a must see 'turn-key' property in an enviable north Cardiff location. The stylish kitchen/breakfast room and bathroom, plus beautiful uPVC sash windows complete the look of this fabulous property.

Services

Mains electricity, mains water, mains gas, mains drainage


Tenure

We are informed that the tenure is Freehold


Council Tax

Band F

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		
(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 (CO ₂) 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.