



**Edwards & Co**  
property sales & lettings

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Caer Wenallt  
Pantmawr  
Cardiff  
CF14

Guide price £465,000



- Enviably located and very spacious 4 bedroom family home
- Superb open-plan kitchen/living/dining room
- Additional front reception room
- 3 x double and 1 x 3/4 size bedroom
- Stylish family bathroom + ground floor utility/wc
- Ample block-paved driveway parking + integral garage
- Sizeable front and rear gardens
- Very well presented throughout
- Ideally located for all local amenities and M4 links
- Rhiwbina PS and Whitchurch HS catchments



Ref: PRA53575

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Superb and spacious 4 bedroom family-sized home in Pantmawr\* Edwards and Co are delighted to offer for sale this very-generously proportioned 4 bedroom semi detached home in this highly desirable location. The property benefits from having ample ground-floor accommodation together with 3 doubles and 1 sizeable single bedroom to the first floor. MUST BE VIEWED.

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### Driveway & Front Entrance

Ample block-paved parking area that continues alongside the property to provide access to the rear garden. Up and over door to garage, side access door to garage, access door to kitchen, access door to entrance porch.

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### Front Garden

Laid mainly to lawn with borders of mature shrubs, well-defined block wall boundaries.

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### Entrance Porch

Half-brick and half glazed entrance porch/boot room with tiled sloping roof. Pendant light fitting, Upvc door and glazing.

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### Entrance Hallway

A very spacious, brightly decorated and welcoming entrance hallway with Upvc entrance door with glazed side panel, carpeted staircase leading to the first floor, and panelled access doors to kitchen/living/dining room and front reception room. Under stairs cupboard. Modern decor, wood block herringbone flooring, radiator and two pendant light fittings.

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## Front Reception Room

An excellent-size additional reception room with large uPVC window with side openers overlooking the front aspect. Modern decor, herringbone wood block flooring, chimney breast with side alcoves. Radiator and pendant light fitting.



## Kitchen/Living/Dining Room

Large open-plan family living space described individually as follows:



## Kitchen/Breakfast Area

A modern and impressive fully fitted kitchen with an extensive range of floor, wall and drawer units with chrome handles, wood effect work surface and up-stands, Zannissi induction hob with chrome splash-back and cooker hood, built in double oven, ceramic sink with chrome tap, ceramic tiled floor, door to utility room and w/c.

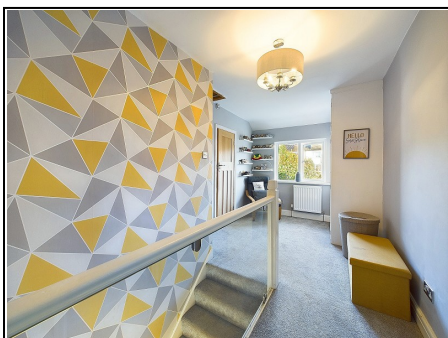


## Living/Dining Room

Open-plan to the kitchen area, this spacious family area providing ample space for sofas and dining table and breakfast bar. Bright modern decor, herringbone woodblock flooring, large uPVC sliding door to paved sitting area and rear garden. Chimney breast with side alcoves, modern upright radiator and pendant light fitting.

## Utility Area/Ground Floor WC

Utility space, with storage, chrome down-lighters, plumbed for washing machine. Door to ground floor w/c. Close coupled w/c, corner wash hand basin and window with obscured glazing, heated towel rail, tiled flooring.



## First Floor Landing

Staircase with glazed panels lead to a very sizeable first floor landing, with adequate space for a home office desk and chair, and providing access to the four bedrooms and family bathroom. Loft hatch, uPVC window overlooking the rear garden, radiator, carpeted floor, bright modern decor. Large storage cupboard housing the combination boiler.



## Bedroom 1

A fabulously-proportioned primary bedroom with large uPVC window with side openers overlooking the rear garden. Storage cupboard/wardrobe built into the alcove and space for additional wardrobe units. Modern decor, carpeted floors, large radiator, pendant light fitting.



## Bedroom 2

Another excellent size double bedroom suite with ample room for a double bed, study space and wardrobes. Modern decor and large uPVC window overlooking the front garden with side openers. Wood laminate flooring, pendant light fitting and radiator.



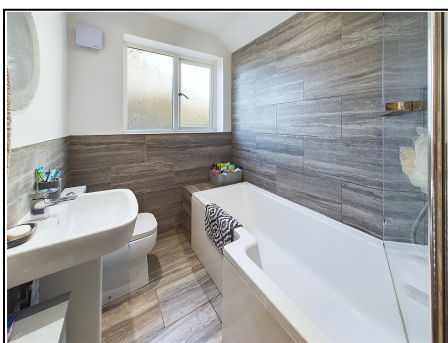
## Bedroom 3

Another great benefit of this particular design of home is the size of the 3rd bedroom. Again this is a generously sized double bedroom and again provides ample space for bedroom furniture, study/dressing area and wardrobes. Modern decor, 2 uPVC windows overlooking the front aspect, wood laminate flooring, radiator and pendant light fitting.



## Bedroom 4

Even bedroom 4 is a very decent sized three quarter size bedroom, this time with uPVC window overlooking the side aspect. Modern decor, pendant light and 2 spotlights, radiator, laminate floor. Space for bed, study area and wardrobe.



## Family Bathroom

Stylish and spacious family bathroom suite comprising of white 'p' shaped bath with glazed shower door and chrome shower over, close coupled w/c and pedestal wash hand basin with waterfall tap. Tiled floor, part tiled walls, ceiling light, extractor fan, uPVC window with obscured glazing, chrome heated towel rail radiator.



## Rear Garden

A sizeable, South Easterly, private and enclosed rear garden with well-defined wood fence and brick boundaries. Laid mainly to lawn with paved terrace 'sun-trap' to far end and additional sitting area off the living room.

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## Paved sitting area

Part paved and part laid to chipping's, this outside sitting/entertaining space is accessed from the main living area via the sliding uPVC glazed doors.

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## Integral Garage

Integral single garage with up-and-over garage door, side access door and power, light and consumer unit.

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## Agents Opinion

A fabulous example of one of only a few 'as built' 4 bedroom semi-detached family-sized homes in Pantmawr. The benefit of this being the larger footprint of the property together with the larger bedrooms. The property is very well-presented and maintained throughout and further benefits from having excellent size front and rear gardens. If ever there was the need to 'add' additional living and bedroom space, the loft and garage are quite easily able to be converted subject to the necessary permissions and regulations. Early viewing's are strongly advised.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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Ground Floor

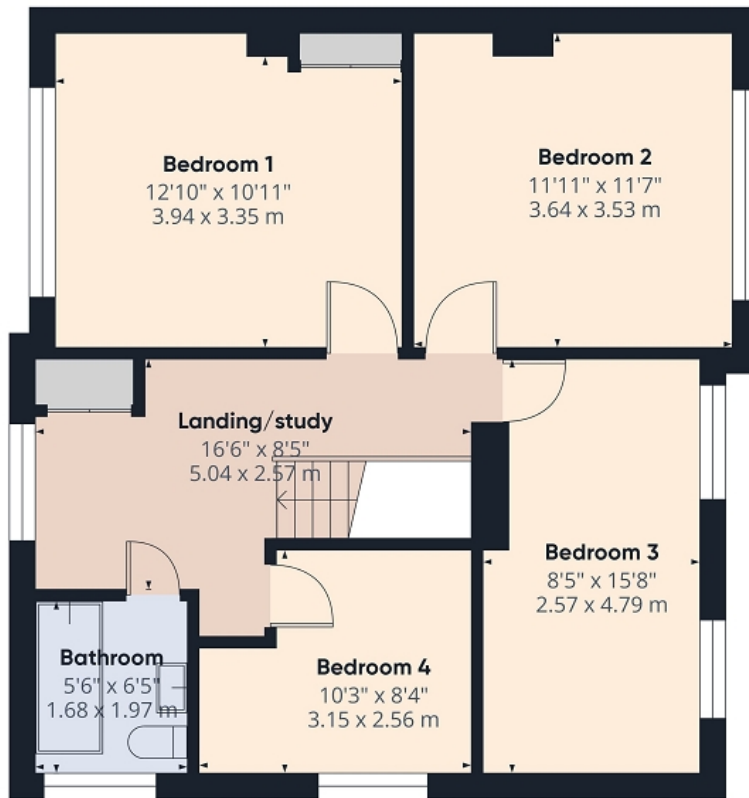
Approximate total area<sup>(1)</sup>  
701.48 ft<sup>2</sup>  
65.17 m<sup>2</sup>

(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.

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Floor 1

Approximate total area<sup>(1)</sup>  
642.62 ft<sup>2</sup>  
59.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.

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.