



Edwards & Co
property sales & lettings

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Johnston Road
Llanishen
Cardiff
CF14

POA



- Fabulous 3 bedroom family-sized home in Llanishen
- Spacious principal reception room/family room
- Modern kitchen/dining room
- 2 excellent size double bedrooms + 1 sizeable single bedroom
- First floor family bathroom
- Utility room and separate w/c
- Beautifully presented and renovated throughout
- Private and enclosed front and rear gardens
- Driveway parking and attached garage
- MUST BE VIEWED TO FULLY APPRECIATE



Ref: PRA53578

Viewing Instructions: Strictly By Appointment Only

General Description

A fabulous example of a beautifully presented and spacious 3 bedroom family-sized home Edwards and Co are delighted to offer for sale this sympathetically renovated semi-detached home in Llanishen. The property offers very well-proportioned accommodation over 2 floors with front and rear gardens, driveway and garage. **MUST BE VIEWED.**



Driveway & Front Entrance

A lovely wide plot with brick built boundaries and block paved driveway leading to covered entrance porch and garage.



Front Garden

Lawn to both sides of driveway, mature trees and shrubs, concrete steps.



Entrance Hallway

Bright and welcoming entrance hallway with modern decor, wood block flooring and carpeted stairs to first floor and separate w/c. Doors off to garage, principal reception room and kitchen/dining room. Pendant light fitting and radiator.



Principal Reception Room

An excellent sized dual-purpose reception room comprising of lounge/sitting area and open-plan family space. 3 Upvc windows overlook the front aspect. Bright modern decor, wood block flooring, wall lights radiator. Feature fireplace.



Kitchen/Dining Area

Spacious kitchen/dining room with an extensive range of white gloss floor and wall units.



Kitchen

Extended kitchen comprising of: electric hob, extractor hood, inset oven and grill, integrated fridge/freezer, plumbed for washing machine, sink with mixer tap, spotlights to ceiling, wood laminate flooring, PVC window overlooking rear garden, uPVC door to paved terrace. Open-plan to dining area.



Dining Area

Open-plan to the kitchen, modern decor, base and wall units, wood work surfaces, laminate flooring, ceiling spotlights, chimney breast, space for dining table.



WC

Located on the half landing as you ascend the stairs to the first floor, close coupled wc, wash hand basin, uPVC window with obscured glazing, ceiling light.



First Floor Landing

Brightly decorated landing area providing access to the 3 bedrooms and bathroom plus drop down access ladder to the loft. Carpeted floor, painted balustrade, ceiling light, airing cupboard.



Bedroom 1

A very spacious double bedroom with bright, modern decor, carpeted floor, radiator and pendant light fitting. Mirrored sliding wardrobes. 2 uPVC windows overlook the front aspect.



Bedroom 2

Another well-proportioned double bedroom, this time with the uPVC window overlooking the rear garden. Brightly decorated and carpeted floor, radiator, pendant light fitting, sliding mirrored door wardrobes.



Bedroom 3

A larger style single bedroom with uPVC window overlooking the front aspect. Modern decor, stripped floor boards, pendant light fitting, radiator.



Family Bathroom

White 3 piece suite comprising of panelled bath with shower over, close coupled wc and pedestal wash hand basin, part tiled and part painted walls, towel rail radiator, vinyl floor, uPVC window with obscured glazing to the rear aspect, spotlights to the ceiling.



Rear Garden

A more recently landscaped north-westerly facing rear garden with raised lawn and paved terrace seating areas. Brick and wood fence boundaries.



Paved Terrace

Lower additional Indian sandstone paved terrace with access from the kitchen and utility room. Steps up to lawn and raised terrace.



Garage

Semi-detached block and rendered garage, power and light, up and over door, rear door to utility room.



Utility Room

An excellent size utility/laundry room accessed from the garage and with a uPVC door to rear terrace. Upvc window, vinyl floor, wall mounted combi boiler, base units, work top and sink, plumbed for washing machine, ceiling spotlights.

Agents Opinion

This really is a very-well presented and extremely conveniently located semi-detached home in LLanishen. The property is set back off this popular Road mid-way between LLanishen and LLanishen Fach shopping areas. Ysgol y Wern and Thornhill Primary catchment areas. Must be viewed internally to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

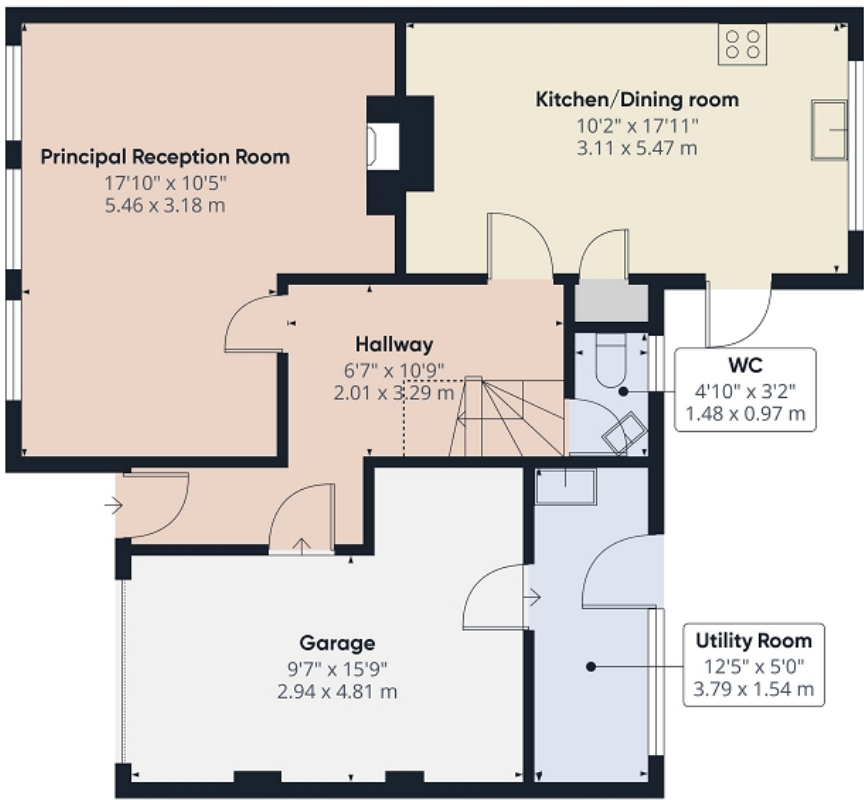
EPC Rating:64

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



Ground Floor

Approximate total area⁽¹⁾
776.19 ft²
72.11 m²

Reduced headroom
10.03 ft²
0.93 m²

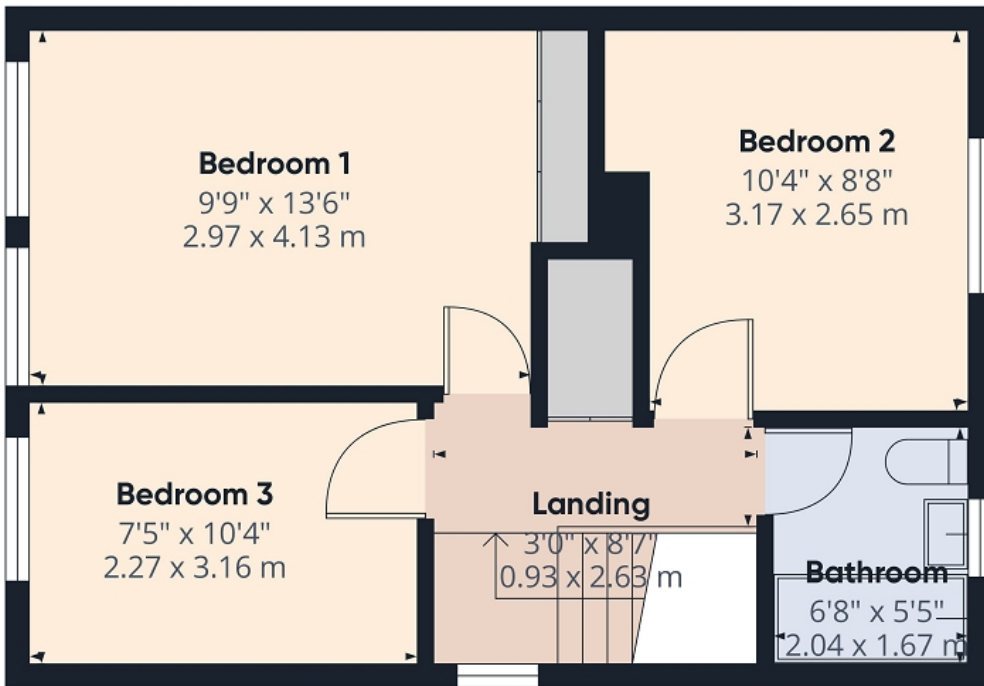
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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.

GRAPHIC300



Floor 1

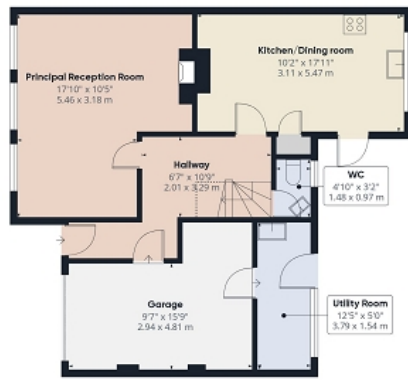
Approximate total area⁽¹⁾
385.44 ft²
35.81 m²

(1) Excluding balconies and terraces

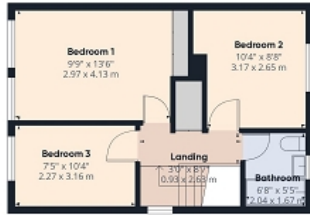
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GRAPHIC300



Ground Floor



Floor 1

Approximate total area¹⁾
 1161.63 ft²
 107.92 m²
 Reduced headroom
 10.03 ft²
 0.93 m²

¹⁾ Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m


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 BICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with BICS 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	64	
(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 (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.