



Edwards & Co
property sales & lettings

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**Water Avens Close
Cardiff
CF3**

Guide price £390,000



- Superb and modernised 4 bedroom detached family home
- Recently fitted kitchen/breakfast room
- Spacious principal reception room + dining room
- Primary bedroom with en-suite shower/wc
- 2 further double + 1 sizeable single bedroom
- Family bathroom + ground floor cloaks/wc
- Ample 4 car block paved driveway + integral garage
- Sizeable front and rear gardens
- Overlooking local parkland and lake
- MUST BE VIEWED TO FULLY APPRECIATE

Ref: PRA53579

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented and recently re-furbished 4 bedroom family-sized home overlooking parkland Edwards and Co are delighted to offer for sale another fabulous property in this enviable location in St. Mellons. The property offers spacious and brightly decorated accommodation over 2 floors plus sizeable front and rear gardens, driveway parking for 4 cars and garage. **MUST BE VIEWED.**



Driveway & Front Entrance

More than ample block paved parking area that will easily accommodate 4 cars. Entrance to garage. Covered porch. Side access to rear garden.



Front Garden

Large lawn area with mature planted central raised bed. Brick built boundary to 2 sides. Metal fence to right hand boundary.



Covered Porch

Covered storm porch area providing access to main entrance hallway. Outside light.



Garage

Up and over garage door, power and light, access to entrance hallway internally.



Entrance Hallway

Bright, crisp modern decor with part painted and part papered walls, 2 pendant light fittings, radiator, tiled floor, carpeted staircase, access doors to wc, garage, principal reception room and kitchen/breakfast room.



Cloakroom/wc

Brightly decorated, close coupled wc, wash hand basin, radiator. Tiled floor, uPVC window, pendant light fitting.



Principal Reception Room

A very spacious main reception room, bright, modern decor, recently laid engineered wood parquet flooring, bay window with uPVC windows, pendant light fitting, fireplace with electric fire, double doors to dining room.



Dining Room

An excellent size dining room with doors accessing the principal reception room and kitchen/breakfast room. Recently laid engineered wood parquet flooring, modern decor, pendant light fitting, radiator, uPVC French doors to paved terrace.



Kitchen / Breakfast Room

Stylish and recently re-fitted open plan kitchen and breakfast room described as follows:



Kitchen

A particularly stylish recently re-fitted kitchen with dove grey high gloss wall and base units. Black granite-effect square edge work top, gas hob with extractor above, inset oven and grill, 1 and a half bowl sink and drainer, integrated fridge/freezer and washing machine. Upvc window overlooking the rear garden. Part tiled and part painted walls. Pendant light fitting. Open plan to breakfast room area.



Breakfast Room

The decor and kitchen units flow through to the sizeable breakfast area. Wall and base units with breakfasting work surface with stool storage below. Upvc sliding doors to rear garden and terrace. Pendant light fitting. Radiator.

First Floor Landing

Bright, crisp decor continues up from the entrance hallway. Doors to 4 bedrooms, family bathroom and storage cupboard. Loft hatch. Pendant light fitting.



Bedroom 1 with En Suite Shower Room

Double bedroom with fitted, inset triple wardrobes, carpeted floor, bright decor, pendant light fitting and radiator. Upvc window overlooking the rear garden, access door to en-suite.



En Suite Shower Room

Access door from Bedroom1, fully tiled walls and floor, shower cubicle with mixer shower, close coupled w/c, vanity sink unit and basin with mixer tap. Mirrored cupboards, extractor and radiator, ceiling light.



Bedroom 2

Double bedroom with fitted, inset wardrobes, brightly decorated, carpeted floor, ceiling light fitting, radiator, Upvc window overlooking the front garden and parkland beyond.



Bedroom 3

Another double bedroom with Upvc window overlooking the front garden also, fitted wardrobe, carpeted floor, bright decor, radiator and pendant light fitting.



Bedroom 4

A sizeable 3/4 size bedroom with uPVC window overlooking the rear garden. Brightly decorated, carpeted floor, pendant light fitting and radiator.



Family Bathroom

Family bathroom with white '3 piece suite' comprising of panelled bath with shower over and folding shower screen, vanity unit with back-to-wall wc and inset wash hand basin. Tiled walls and floor, radiator, mirrored wall units, ceiling light, uPVC window with obscured glazing.



Rear Garden

A generously proportioned, private and enclosed rear garden laid to lawn and Indian sandstone paved terrace. Wood fence boundaries. Access to side of property leading to driveway.

Agents Opinion

This truly is a very spacious and very-well presented family-sized home in an ideally located part of St.Mellons. The property offers easy access to the A48 for Cardiff and Newport City centres and M4 links beyond. Early viewing's are strongly recommended.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor

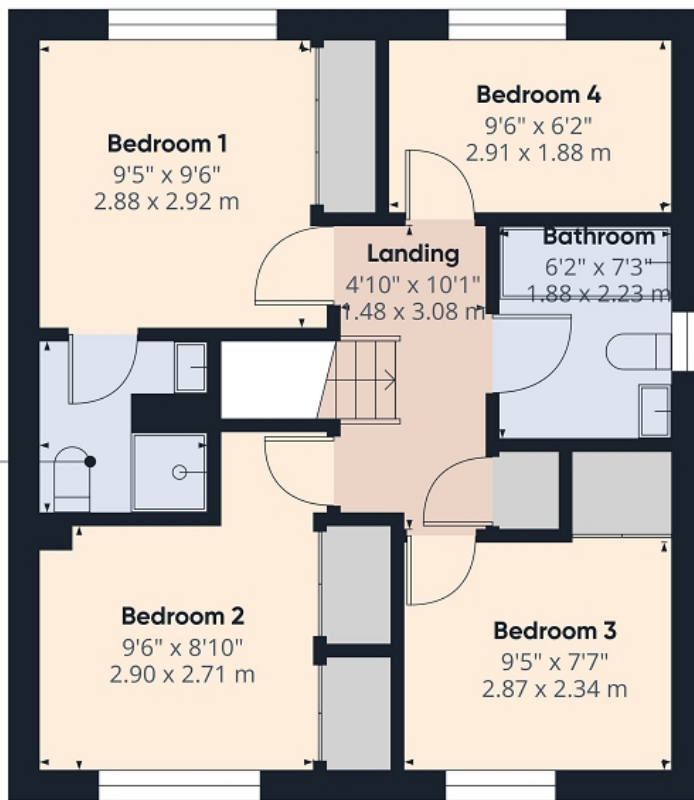
Approximate total area⁽¹⁾
741.84 ft²
68.92 m²

(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.

GRAFFE360



Floor 1

Approximate total area⁽¹⁾
479.75 ft²
44.57 m²

(1) Excluding balconies and terraces

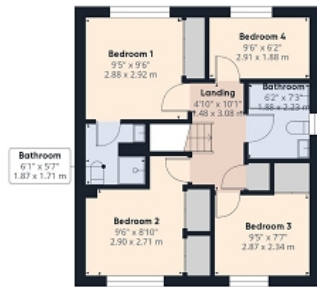
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GRAFFE360



Ground Floor



Floor 1

Approximate total area¹⁾
1221.59 ft²
113.49 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 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		82
(69-80) C	72	
(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 (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.