



Edwards & Co
property sales & lettings

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Heol Gabriel
Whitchurch
Cardiff
CF14

Guide price £450,000



- Fabulous 3 bedroom and extended semi detached home
- Open plan kitchen/dining/family room
- Rear living space with bi-folding doors to terrace
- Additional ground floor reception room
- 2 excellent size double bedrooms and 1 single bedroom
- Modern family bathroom + ground floor w/c
- Stylishly decorated and presented throughout
- Driveway parking
- Private and enclosed rear garden + decked terrace
- Close to all local amenities - must be viewed



Ref: PRA53590

Viewing Instructions: Strictly By Appointment Only

General Description

Superbly located and well-presented 3 bedroom semi-detached in Whitchurch Edwards and Co are delighted to offer for sale this fabulous, traditional bay fronted family sized home. The property offers extended ground floor accommodation, 3 beds and bathroom to first floor and sizeable rear garden with large decked terrace. MUST BE VIEWED.



Driveway

Extensive block paved driveway parking area with brick built boundary. Access to rear garden



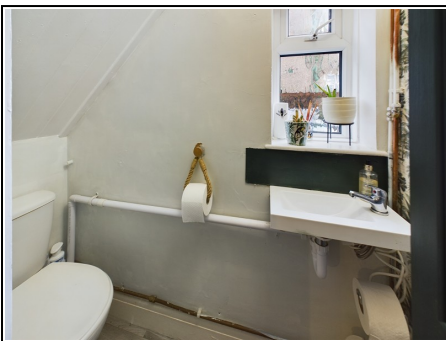
Covered Storm Porch

Traditional storm porch providing access to entrance hallway via composite front door.



Entrance Hallway

Bright and inviting entrance hallway, carpeted stairs to first floor, modern decor, laminate floor, light fitting, doors to front reception, kitchen and wc.



Ground Floor WC

Modern 'under-stairs' cloaks w/c with close coupled toilet and wall mounted basin. Upvc window with obscured glazing to side. Ceiling light.



Front Reception Room

Modern 'period' decor with part papered and part painted walls, bay window with uPVC windows to front, chimney breast, carpeted floors, pendant light fitting and radiator.



Kitchen

Extended kitchen comprising of a modern fitted kitchen with a range of base and tall larder units, wood laminate work tops, sink and drainer with mixer tap, double oven and grill, space for fridge freezer, gas hob with extractor over, plumbed for washing machine, spotlights to ceiling, uPVC window overlooking the rear garden.



Dining Area

Forming part of the rear extension also and open-plan to the kitchen and family room. Space for dining table and occasional furniture. Tiled floor, sloping roof with Velux window and spotlights, bi-folding doors to decked terrace.



Family Room

An excellent size and cosy sitting room/family room open plan to the kitchen and dining area. Modern decor with part papered and part painted walls, chimney breast with open fireplace and gas fire, central ceiling fan-light and radiator.



First Floor Landing

Brightly decorated walls, carpeted floor, loft access with drop down loft ladder, hand rail to stairs, uPVC window to side aspect, ceiling light, doors to bedrooms and bathroom.



Loft Stairs

Drop-down wooden stairs to part boarded loft.



Loft Space

Part boarded loft space with Velux window to rear.



Bedroom 1

An excellent size double bedroom with uPVC window overlooking the rear garden, modern decor, carpeted floors, pendant light fitting, radiator.



Bedroom 2

Bedroom 2 is almost exactly the same size as bedroom 1 however this time with a bay window with uPVC windows overlooking the front aspect. Modern 'period' decor with papered walls, carpeted floor, radiator and pendant light fitting.



Bedroom 3

Single bedroom with uPVC window overlooking the front aspect, carpeted floor, modern decor, radiator, light fitting, storage cupboard.



Bathroom

Well-proportioned family bathroom with 2 uPVC windows overlooking both the side and rear aspects with obscured glazing, 3 piece suite comprising of panelled bath with shower over and shower screen, close coupled w/c and pedestal wash basin. Tiled walls and floor, towel rail radiator.



Decked Terrace

A fabulous and very-sizeable composite decked terrace/outdoor entertaining space overlooking the rear garden with wood decking steps to lawn area. Access alongside the property to front driveway.



Rear Garden

Large lawn area, enjoying a southerly aspect with well defined mature tree and brick boundaries.

Agents Opinion

This really is an excellent opportunity to acquire a fabulously presented traditional 3 bedroom family-sized home in this enviable location. The property is within easy walking distance of the Village centre and all local schools and amenities. Must be viewed internally to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



Ground Floor

Approximate total area⁽¹⁾
 486.42 ft²
 45.19 m²

Reduced headroom
 3.34 ft²
 0.31 m²

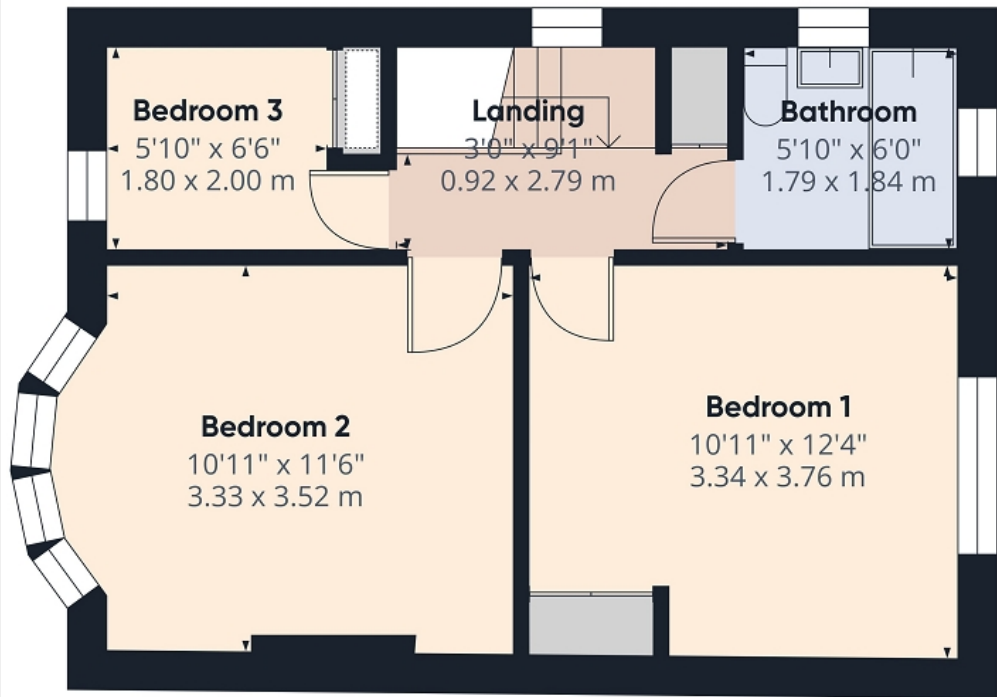
(1) Excluding balconies and terraces

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.

GRAFFI:300



Floor 1

Approximate total area⁽¹⁾
 379.64 ft²
 35.27 m²

(1) Excluding balconies and terraces

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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		
(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	

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 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.