



Edwards & Co
property sales & lettings

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Newborough Avenue
Llanishen
Cardiff
CF14

Guide price £290,000



- Very well-presented and modernised 3 bed home
- Stylish open-plan kitchen to dining area
- Additional ground floor reception room/family room
- 3 excellent size bedrooms
- Modern family bathroom/shower room
- End-terrace with internal walk-through to rear garden
- Generous plot with front and rear gardens
- Excellent primary and high school catchments
- MUST BE VIEWED



Ref: PRA53593

Viewing Instructions: Strictly By Appointment Only

General Description

Very well-presented and renovated 3 bedroom family-sized home in Llanishen Edwards and Co are delighted to offer for sale this lovely home located on a very sizeable plot close to Llanishen High School and all local amenities.



Front Garden

Block wall boundaries, lawn area, concrete path to front door and lobby door.



Covered Porch

Cantilever covered porch providing access to front uPVC entrance door.



Entrance Hallway

Bright, modern decor, carpeted stairs to first floor, doors to front reception and kitchen/dining room. Pendant light, LVT flooring radiator.



Front Reception Room

Spacious main reception room with large uPVC window overlooking the front aspect. Bright decor, chimney breast, laminate flooring, pendant light fitting, radiator.



Kitchen/Dining Room

Open-plan kitchen to dining area described as follows:



Kitchen

An impressive range of modern floor and wall units with chopping block laminate work tops, gas hob with extractor above, double oven and grill, plumbed for washing machine and space for large fridge freezer, sink with mixer tap, spotlight unit to ceiling, LVT flooring, Upvc window to rear, door to lobby and open plan to dining area.



Dining Area

Brightly decorated, LVT flooring, large uPVC window to rear aspect, spotlight unit to ceiling.

Lobby

Interconnecting hallway/lobby area with front and rear doors providing access to front and rear gardens. Access door to w/c. Ceiling light.



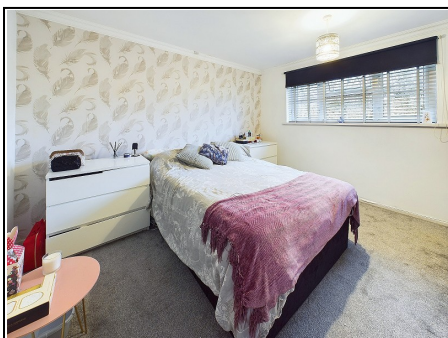
Ground Floor WC

Close coupled w/c, painted walls, ceiling light and window to rear aspect.



First Floor Landing

Brightly decorated landing providing access to all bedrooms, bathroom and loft access. Painted walls, carpeted floor and storage cupboard. Pendant light fitting.



Bedroom 1

A spacious double bedroom with large window overlooking the front aspect, carpeted floor, modern decor, pendant light fitting and radiator.



Bedroom 2

Bedroom 3 will also accommodate a double bed and bedroom furniture. Window to front aspect, carpeted floor, radiator and light fitting, modern decor.



Bedroom 3

Another double bedroom with window overlooking the rear garden, modern decor, carpeted floor, light fitting and radiator.



Bath/Shower Room

A very stylish and spacious bathroom/shower room with modern bathroom suite comprising of oval bath end-to-end bath, mixer tap, back to wall w/c and oval wash hand basin atop of vanity unit with mirrored cabinet over. Split face quartz tiling, modern decor, separate quadrant shower cubicle with mixer shower, tiled floor, window to rear, ceiling spotlights.



Rear Garden

An excellent size, private and enclosed westerly facing rear garden laid mainly to lawn with paved seating area. Fence and block wall boundaries, side access to front garden and door to lobby.

Agents Opinion

This is a very well-presented and comprehensively modernised and improved family-sized home in this well-sought after location. The property overlooks lawned verges to the front and the on-road parking areas. The property must be viewed internally to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

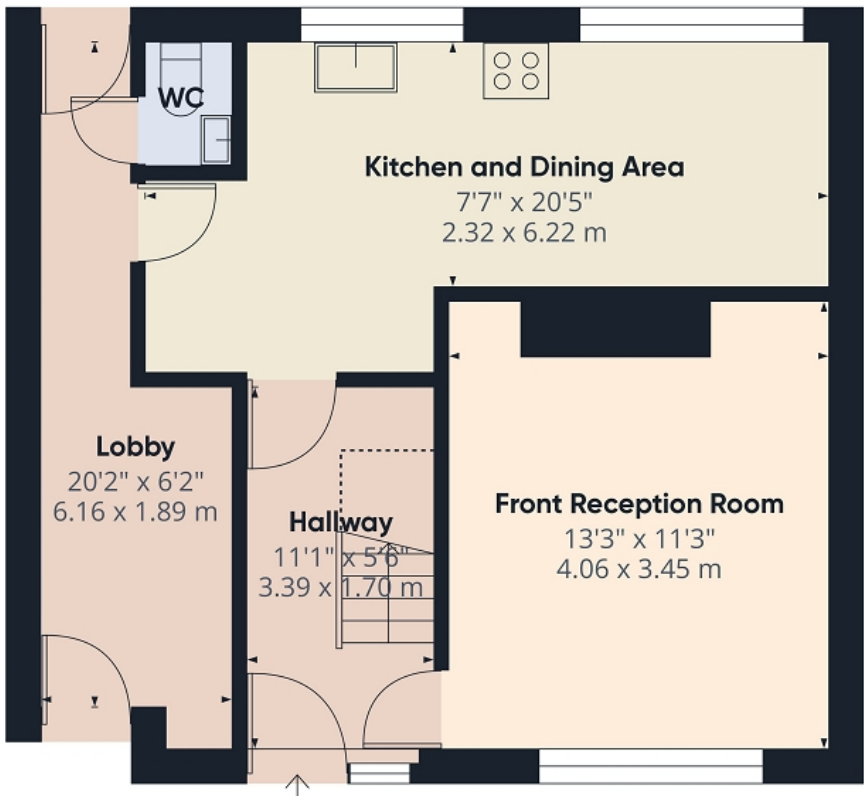
EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



Ground Floor

Approximate total area⁽¹⁾
476.95 ft²
44.31 m²

Reduced headroom
12.36 ft²
1.15 m²

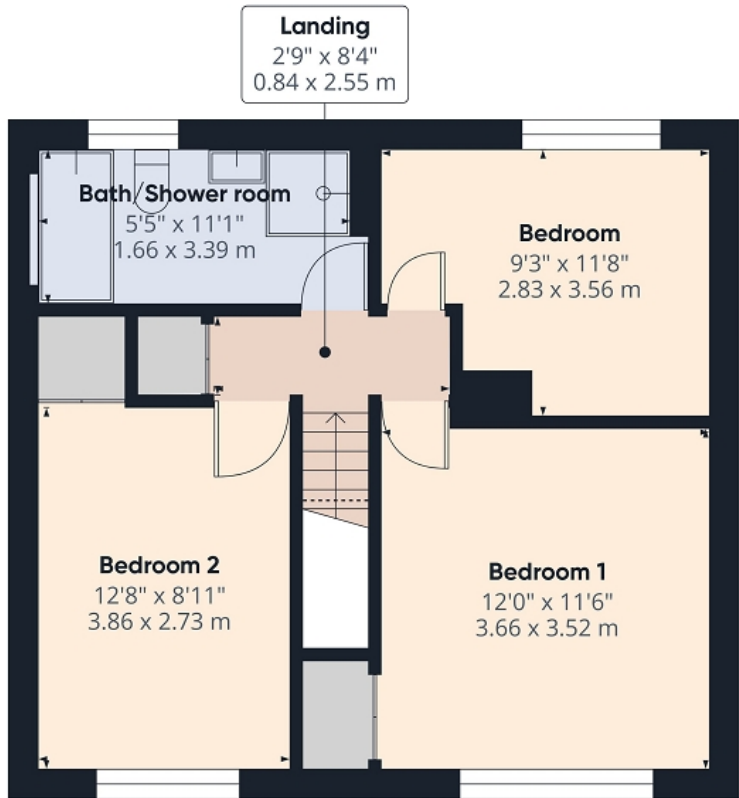
(1) Excluding balconies and terraces

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.

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Floor 1

Approximate total area⁽¹⁾
459.73 ft²
42.71 m²

(1) Excluding balconies and terraces

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

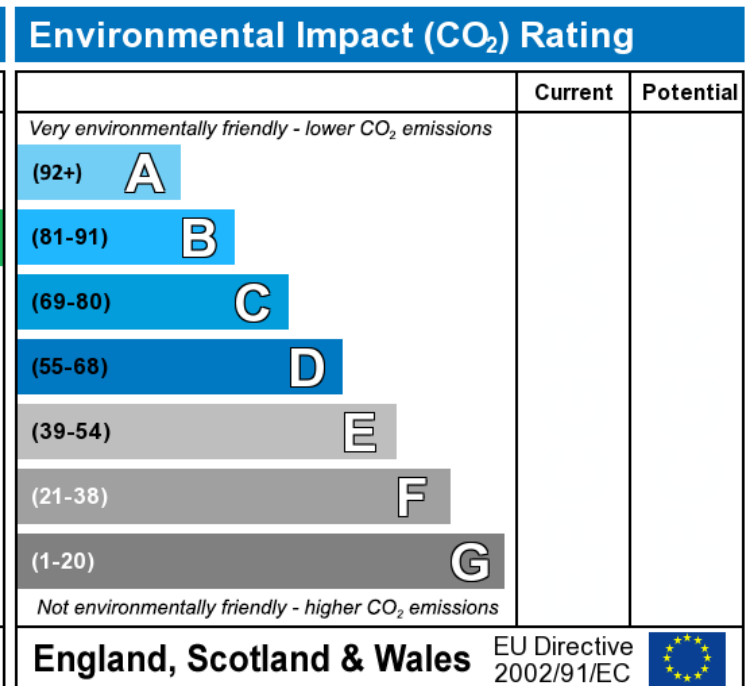
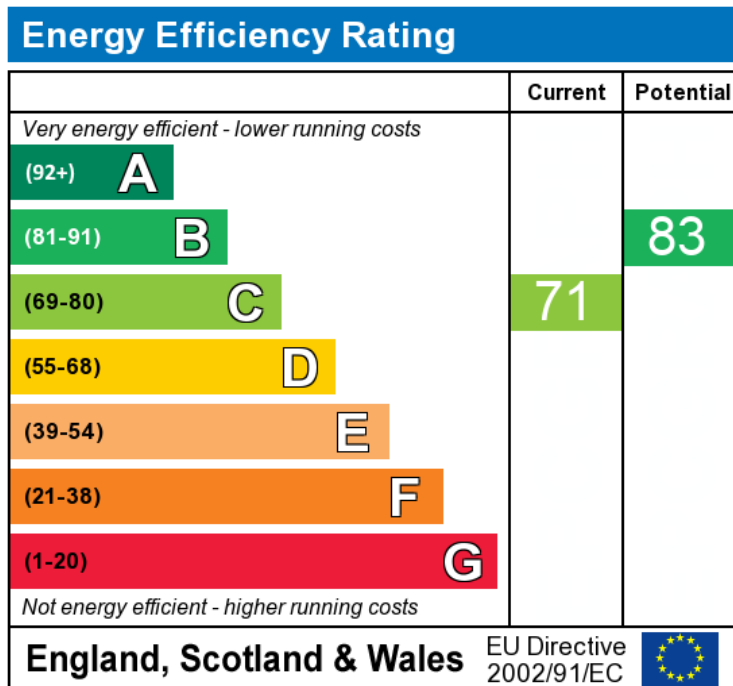
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion 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.



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.