



Edwards & Co
property sales & lettings

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Charlotte Square
Cardiff
CF14

Guide Price £850,000



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- 5 double bedroom family-sized home on large plot
- Modern open-plan kitchen/dining room
- 2 excellent size main reception rooms + sun room extension
- 4 first floor double bedrooms + loft suite bedroom
- First floor family bathroom + ground floor w/c
- Very well presented throughout
- Very large rear garden + outdoor terrace
- Ample driveway parking + detached double garage
- Enviously located close to all local amenities and Village centre
- NOT TO BE MISSED

Ref: PRA53594

Viewing Instructions: Strictly By Appointment Only



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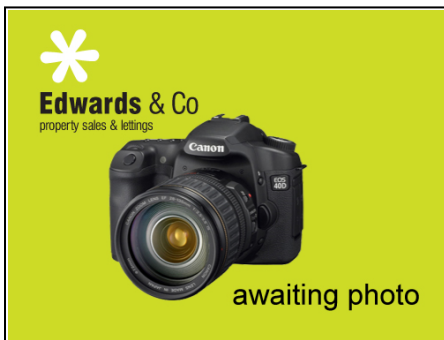
General Description

Superb and extended 5 double bedroom family sized home on large plot in Charlotte Square, Rhiwbina Edwards and Co are delighted to offer for sale this fabulous semi detached home overlooking the central Green of Charlotte Square. The current owners have significantly improved the property since taking ownership and this includes a fabulous loft conversion/master bedroom suite. Together with a further 4 double bedrooms on the first floor, this property has to be viewed to be fully appreciated.



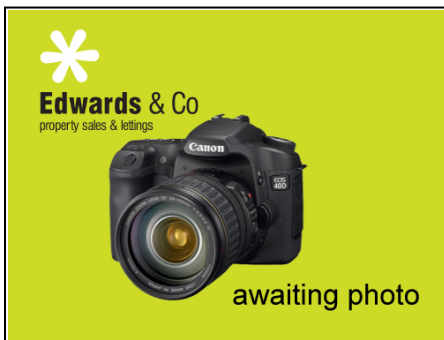
Driveway

Multiple vehicle driveway, PVC front door with leaded glass side windows and leaded glass feature window to top accessing hallway. Gate to side access.



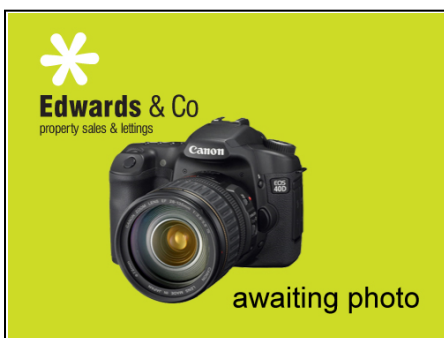
Entrance Hallway

Bright and welcoming entrance hallway. Tiled floor, under stairs storage, carpeted staircase to first floor.



Principal Reception Room

An excellent size main reception room. Double glazed window to front with leaded glass panels to top, woodblock Herringbone floor, feature fire place with decorative tiles and marble hearth, patio doors to rear garden, radiator, stripped wooden door.



Family Room

Another spacious family room/TV room. Wood block Herringbone floor, bay window to front with leaded fanlights, radiators, stripped wooden door.



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Kitchen/Dining Room

A proper family-sized kitchen open-plan to dining area and opening into the sun room/conservatory extension. Tiled floor, range of wall and base units in high gloss cream, granite worktops, fitted electric double oven and hob and microwave, electric extractor fan, room for dining table, range of integrated appliances to include dishwasher and fridge/freezer, double radiator, French doors leading to conservatory. Door to utility room.



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Sun Room

PVC structure with sliding doors to rear garden, glass roof with fitted blinds.

Utility Room

Baxi central heating boiler, space for washing machine and tumble dryer, door leading to ground floor wc.



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Ground Floor WC

White low level wc, wall mounted wash hand basin.



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First Floor Landing

Window with leaded glass, feature painted wall, radiator. Staircase to second floor.



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Bedroom 2

A very spacious rectangular shaped double bedroom. Modern decor. PVC window overlooking rear garden, radiator, carpeted floor.



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Bedroom 3

A fabulous double bedroom, uPVC window overlooking the central green of Charlotte Square, radiator, carpeted floor.



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Bedroom 4

Almost equal size to bedroom 3, bedroom 4 is another spacious double bedroom with uPVC window to front, radiator, wooden floor.



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Bedroom 5

Even bedroom 5 is a generously proportioned double bedroom, this time with the uPVC window overlooking the expanse of the rear garden, radiator, wooden floor.



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Family Bathroom

Modern and stylish family bath/shower room with stand alone bath, sink unit with brass fittings and under storage wooden cabinet, brass heated towel rail, part tiled walls with decorative mosaic tiles, separate shower cubicle with brass fittings and fitted rainforest shower, separate WC, tiled floor.

Staircase to Second Floor

Velux window.



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Bedroom 1 with Dressing Area

A fantastic and recently converted loft suite with wood laminate flooring, uPVC window to rear, dressing area with built in wardrobes, PVC window, radiator, built in storage, access to:



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Dressing Area

As described.

Storage/Potential en-suite

Plumbed for an en-suite - Velux window. Currently used as storage space.



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Rear Garden

Even by Charlotte Square standards, this truly is an exceptionally large, southerly facing and well kept rear garden. Private and enclosed, laid mainly to lawn, maturing trees and shrubs. Outdoor seating area off sunroom and dining area.



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Detached Garage/Workshop

Large double garage with up and over front access door and side door to rear garden. Potential to develop further subject to necessary permissions.

Agents Opinion

This truly is a significantly extended and recently improved 5 double bedroom house. Located in one of Rhiwbina's most sought after addresses and overlooking the famed central green, this is a large, family sized home on an exceptional plot. Not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66



Tenure

We are informed that the tenure is Freehold

Council Tax

Band G

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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92+) A			(92+) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC 				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.