



Edwards & Co
property sales & lettings

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Llwyn Grug
Cardiff
CF14

Guide Price £425,000



- Superb and extended 3 double bedroom semi-detached home
- Spacious principal reception room + family room
- Fabulous kitchen/breakfast room + laundry room + wc
- Private and enclosed landscaped rear garden
- Driveway for multiple vehicles + garage
- Overlooking parkland and close to all local amenities
- Must be viewed to fully appreciate

Ref: PRA53596

Viewing Instructions: Strictly By Appointment Only



General Description

Superb and extended 3 bedroom semi-detached property situated alongside parkland in Rhiwbina Edwards and Co are delighted to offer for sale this beautifully presented and spacious family sized home with large rear garden and driveway for approx. 6 cars. The property offers 2 reception rooms, kitchen breakfast room, spacious laundry room and downstairs WC. Overlooking parkland and situated at the head of a quiet cul-de-sac. MUST BE VIEWED.



Driveway & Front Entrance

A very large tarmac driveway with ample room for multiple cars. Single garage. Electric charging point for electric vehicles. Gate leading to rear garden. The property is then entered via a leaded and glazed front door with UPVC window to the side. Fully tiled floors. Cupboard housing the fuse box. Door leading to the integral garage. Door leading to the downstairs WC. Panelled door leading to the principal reception room.



Ground Floor WC

Downstairs WC with white sanitary ware comprising of a low level wc , wash hand basin and gas radiator.



Principal Reception Room

A substantial principle reception room with UPVC window overlooking the front aspect of the property and additional UPVC window to the side of the property. Wood block parquet flooring. Wall mounted, pebble effect electric fire. Gas radiator. Broadband connection points.



Kitchen and breakfast room

A very spacious kitchen, dining room with ample space for family entertaining. A range of wall and base units with integrated dishwasher and sink with aluminium drainer. Double electric range style oven with 5 ring gas hob and electric extractor fan. Fully tiled floor. Half glazed door leading to utility room. Open plan to garden room with french doors leading to rear garden. Single rise staircase leading to first floor accommodation. UPVC window to the side of the property. Gas radiator



Family Room

Open plan from the kitchen/dining room. A bright and spacious room with french doors leading to the landscaped rear garden. Tiled floors. Wall mounted electric log effect fire. Window looking onto the Utility room.



Laundry Room

Accessed via a glazed door from the kitchen. Single sink with drainer. Plumbing for washing machine. Glazed UPVC door leading to side garden. Internal window looking into garden room. Rear UPVC window overlooking rear garden.



First Floor Landing

Accessed via a single rise staircase with slatted balustrade. Gas radiator. White panelled doors leading to the first floor accommodation.



Family Bathroom

A fully tiled 3 piece family bathroom with white sanitary ware comprising bath with gravity fed shower, close coupled wc and wash hand basin. Low level oak effect storage cupboard, marble effect laminate worktop. Mirrored wall mounted vanity unit. Wall mounted heated towel rail. Double glazed UPVC window to rear.



Bedroom 1

A good size master bedroom with ample space for storage. Gas radiator. UPVC double glazed window to the front of the property.



Bedroom 2

A good size double bedroom with room for storage. UPVC double glazed window overlooking the rear garden. Cupboard housing Worcester Boiler that was fitted in 2017 Gas radiator.



Bedroom 3

A spacious third bedroom with space for a double bed. UPVC double glazed window overlooking the front aspect. Gas radiator



Rear Garden

A beautifully landscaped rear and side garden. Large patio area leading from the Garden Room and side patio area leading from the Utility Room. The remainder laid to lawn with high quality artificial turf for low maintenance. Raised flower beds. Multiple seating areas. Side gate leading to the front of the property.



Paved Terrace

Paved outdoor entertaining/seating area overlooking the rear garden.



Garage

Single garage with up and over door to the front of the property adjacent to the driveway. Access to the entrance hall of the property via a wooden door. Gas meter located in the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

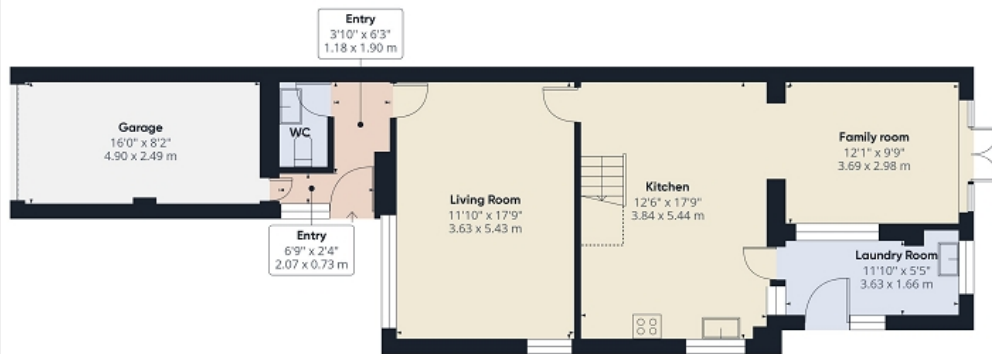
EPC Rating:63

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



Ground Floor

Approximate total area⁽¹⁾
821.84 ft²
76.35 m²

Reduced headroom
15.41 ft²
1.43 m²

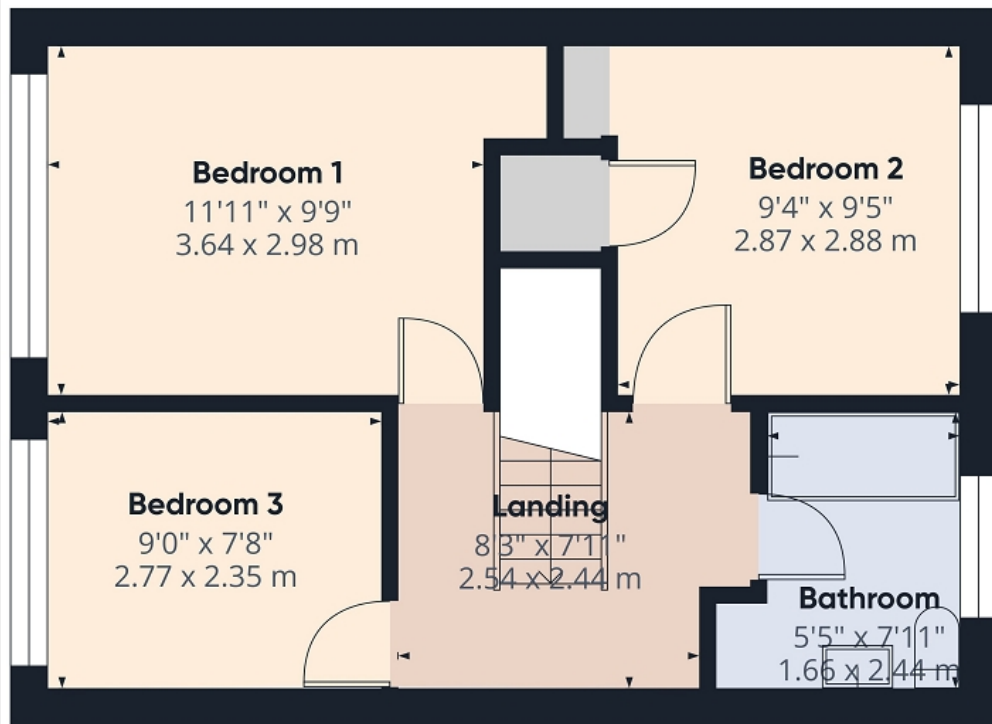
(1) Excluding balconies and terraces

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.

GRAFFE300



Floor 1

Approximate total area⁽¹⁾
407.2 ft²
37.83 m²

(1) Excluding balconies and terraces

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GRAFFE300



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		81
(69-80)	C		
(55-68)	D	63	
(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.