



**Edwards & Co**  
property sales & lettings

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Twyn-Y-Fedwen Road  
Whitchurch  
Cardiff  
CF14

Guide price £575,000



- Superb and extended 4 bedroom family-sized home
- Impressive kitchen/dining/family room
- Additional principal reception and sitting room + home office
- Principal bedroom suite with en suite and dressing area
- 3 further double bedrooms
- First floor family bathroom + ground floor w/c + utility
- Driveway parking to front
- Private and enclosed rear garden
- Stylishly decorated throughout
- Enviably located for all local amenities and City Centre



Ref: PRA53597

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Beautifully presented and greatly extended 4 double bedroom family sized home in Whitchurch\* Edwards and Co are delighted to offer for sale this fabulous semi detached home. The property has been extended to the side and to the rear and offers an incredibly spacious and well-planned accommodation over two floors. Must be viewed internally to be fully appreciated.

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### Driveway & Front Entrance

Enclosed front garden, driveway parking for a few cars. UPVC entrance door into the porch.

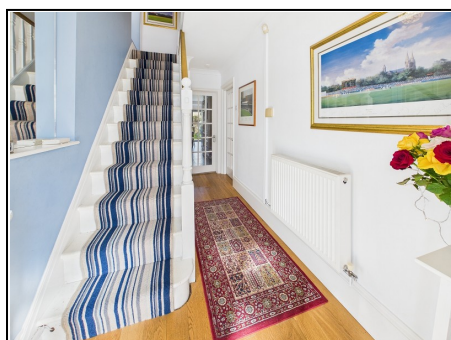
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### Entrance Porch

Painted white, coat hooks, ceramic tiled floor, door to entrance hallway.

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### Entrance Hallway

Bright and welcoming entrance hallway with fitted mirror, coved ceiling, pendant light fitting, radiator, wooden flooring, under-stairs cupboard housing the meters. Carpeted stairs to the first floor, doors to downstairs rooms.

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### Home Office

Neutral decoration, white down lighters, uPVC sash window to the front aspect, radiator, neutral carpet.

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## Principal Reception Room

Open plan front receptions - Feature papered wall, coved ceiling with pendant light fitting, uPVC sash windows to the front aspect, radiator. Living flame gas fire set into an ornate fire surround marble hearth, herringbone wood block flooring - opening to the sitting room.



## Sitting room

Neutral decoration carried throughout, coved ceiling, pendant light fitting, herringbone wood block flooring. Double doors opening into the family room extension.



## Kitchen/family/dining area

A very impressive, open plan living space, neutral decoration with large doors and windows allowing in plenty of natural light.



## Kitchen

An excellent range of wall, base and pan drawer units in grey with wood block work surface and up-stands. Double oven and grill set into a housing unit, five ring gas hob with tiled splash back and chrome/glass cooker hood above, 1 1/2 sink with chrome tap, integrated dishwasher and wine fridge. Neutral decoration with white down lighters, uPVC window overlooking the rear garden, space for a large fridge freezer, ceramic tiled flooring. Opening to the utility area.



## Dining Area

Neutral decoration, pendant light fitting, 3 leaf bi-fold doors with internal blinds opening onto the rear patio, fitted dresser unit, ceramic tiled floor - open plan to the kitchen.



## Family Room

Neutral decoration throughout, white down lighters, ceramic tiled flooring, large window with internal blinds overlooking the rear garden, upright radiator. Open plan to the dining area and kitchen.



## Utility Room

Neutral decoration, plumber for washing machine, shelving, wood effect work surface, wall cupboard, ceramic tiled floor, door to wc.



## Ground Floor WC

White wash hand basin with chrome taps set into a vanity unit, tiled splash back, WC, neutral decoration, white down lighters, extractor fan, double storage cupboard, ceramic tiled floor.



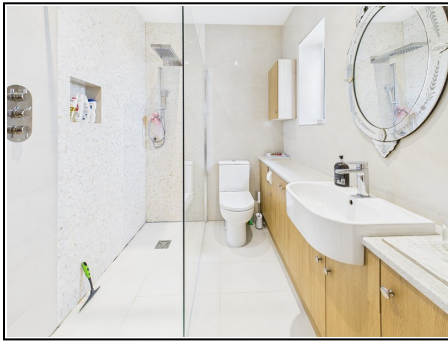
## First Floor Landing

Pendant light fitting, loft access with pull down ladder, neutral decoration, neutral carpets.



## Principal bedroom suite with en-suite and dressing room

Master bedroom with a pitched roof, white down lighters, French doors with Juliet balcony, upright radiator, neutral carpets. Decoration and carpets are carried through to the dressing area.



## En Suite Shower Room to Bedroom 1

Full tiled, walk in shower with chrome rainforest head, glazed shower screen, WC, wash hand basin set into a vanity unit with work surface and storage, chrome heated towel rail, extractor fan, uPVC window with obscured glazing to the rear aspect, tile effect flooring.



## Bedroom 2

Neutral decoration, uPVC sash windows to the front aspect, pendant light fitting, radiator, built in wardrobes, neutral carpet.



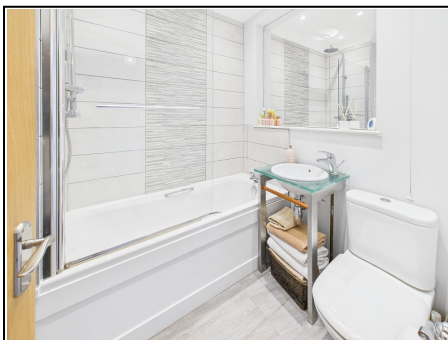
## Bedroom 3

Coved ceiling, pendant light fitting, neutral decoration, Upvc window to the rear aspect, radiator, neutral carpet.



## Bedroom 4

Neutral decoration, white down lighters, uPVC sash windows to the front aspect, radiator, neutral carpet.



## Family Bathroom

Coved ceiling with white down lighters, extractor fan, white bath with thermostatic controlled chrome shower with rainforest head, glazed shower screen, WC, round wash hand basin set into a glass and chrome unit, chrome mixer tap. Tiled to the wet areas, chrome heated towel rail, tile effect floor.

## Loft Room

Reached via a pull down loft ladder, fully boarded and carpeted, power and pendant light, Velux window to the rear aspect. Combination boiler, eaves storage.



## Rear Garden

Fully enclosed rear garden, laid to lawn with planted borders a decked terrace with mature climbers, patio area. Shed and greenhouse to remain if required.

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## Agents Opinion

This really has to be one of the most spacious and well-planned family homes in the area on the market today. The current owners have significantly increased the size of the original house over 2 floors thus creating and incredibly versatile living space for a large family. The property has to be viewed to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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Utility Room  
6'3" x 6'1"  
1.92 x 1.86 m

Office  
6'6" x 13'7"  
2.00 x 4.15 m

WC

Entry  
5'5" x 2'2"  
1.66 x 0.68 m

Hallway  
5'9" x 13'5"  
1.77 x 4.11 m

Hallway  
4'10" x 8'9"  
1.48 x 2.68 m

Kitchen/Dining/Family Room  
25'4" x 13'4"  
7.73 x 4.07 m

Reception room/Sitting Room  
11'11" x 23'4"  
3.64 x 7.12 m

Approximate total area<sup>(1)</sup>  
880.48 ft<sup>2</sup>  
81.8 m<sup>2</sup>

(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.

GRAPHIC 300

Ground Floor

Ensuite Shower Room  
6'11" x 5'11"  
2.11 x 1.82 m

Bedroom 4  
6'11" x 13'7"  
2.12 x 4.15 m

Family Bathroom  
5'10" x 5'8"  
1.78 x 1.73 m

Landing  
3'5" x 7'7"  
1.01 x 2.32 m

Principal Bedroom Suite  
9'2" x 19'6"  
2.81 x 5.96 m

Bedroom 2  
11'10" x 11'11"  
3.62 x 3.64 m

Bedroom 3  
9'9" x 10'11"  
2.99 x 3.34 m

Approximate total area<sup>(1)</sup>  
621.61 ft<sup>2</sup>  
57.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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GRAPHIC 300

Floor 1



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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.