

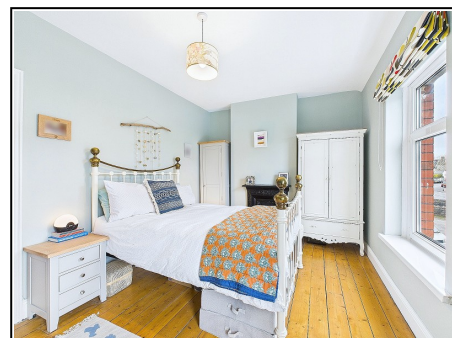
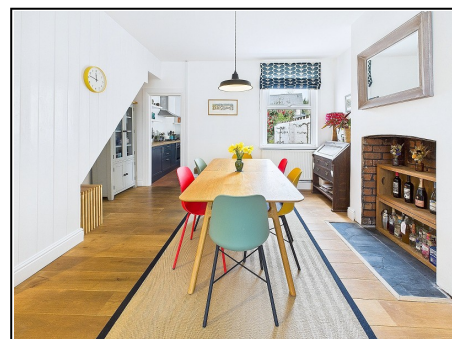


Edwards & Co
property sales & lettings

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College Road
Whitchurch
Cardiff
CF14

Guide price £335,000



- Superb and spacious 3 double bedroom family home
- Open plan lounge and dining room
- Stylish fully fitted kitchen
- Ground floor family bathroom
- Large principal double bedroom
- 2 further double bedrooms
- Immaculately presented throughout
- Private and enclosed rear garden
- Close to Village centre and all local amenities
- NOT TO BE MISSED

Ref: PRA53614

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and enviably located 3 double bedroom family home in Whitchurch Village Edwards and Co are delighted to offer this spacious and immaculately presented 3 bed mid terraced home. The property offers open plan living spaces, kitchen, family bathroom and 3 excellent size bedrooms to the first floor. Must be viewed to be fully appreciated.



Front Entrance

Pedestrian access to front garden, hedge to front wall, laid to chipping's, pathway leading to recessed porch - part tiled walls, PVC front door giving access to entrance hallway.



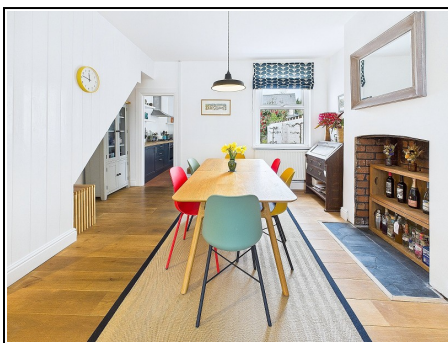
Entrance Hallway

Picture rails, electric consumer unit, dado rail, pendant light, harlequin tiled floor, staircase off to first floor, part glazed door to reception rooms.



Lounge

Coving, single light pendant, PVC double glazed bay window to front, wooden flooring, power points, decorative fire place with slate hearth, alcove shelves, open plan to rear reception room.



Dining Room

Single light pendant, wooden floor, radiator, PVC window to rear, glazed door to kitchen.



Kitchen

Range of base cupboards with Butchers block worktops, space for washing machine, built in dishwasher, space for fridge/freezer, part tiled walls, quarry tiled floor, inset Neff oven with 4 burner gas hob above, stainless steel cooker hood over, wall mounted shelves, glazed door to rear garden, door to ground floor bathroom.



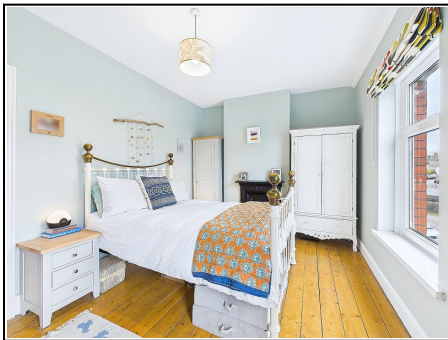
Family Bathroom

Ceiling spotlights, three piece suite comprising panelled bath with shower over and glazed door, low level wc, wash hand basin inset to vanity unit, tiled floor, radiator, fanlight in obscure glass to rear, PVC window in obscure glass to rear.



First Floor Landing

Ceiling light pendant, planked floor, access hatch to loft, panelled doors off to all bedrooms.



Bedroom 1

PVC windows to front, ceiling light pendant, planked floor, inset cast iron fireplace, radiator.



Bedroom 2

Ceiling light pendant, planked floor, PVC window to rear, radiator.



Bedroom 3

Single light pendant, PVC window to rear, planked floor, cupboard housing the Baxi central heating boiler, slatted storage shelves, radiator.



Rear Garden

Patio, borders with flowering shrubs and plants, graveled area laid in purple slate, outside cold water tap, traditional line post, wooden garden shed, trellising, wooden gate to rear lane access.



Patio Terrace

Side and rear paved outdoor seating/entertaining space adjacent to rear garden.

Agents Opinion

An absolute beauty of a property in a fabulous location alongside The Whitchurch Common and only a stone's throw from the Village itself. The property offers spacious accommodation and is beautifully presented throughout. Priced to sell, this is certainly one not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

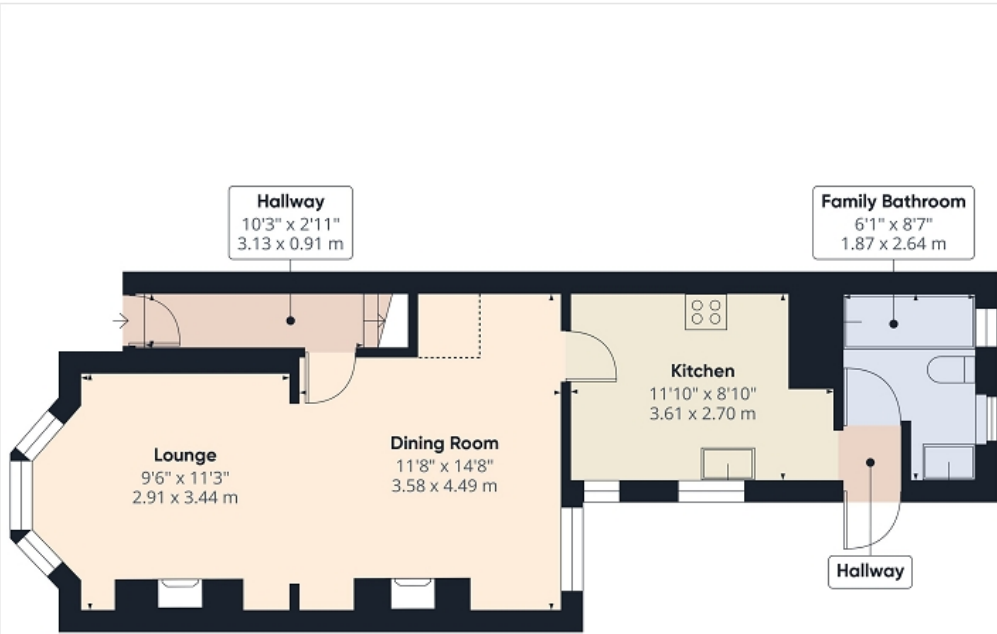
EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor

Approximate total area⁽¹⁾
461.87 ft²
42.91 m²

Reduced headroom
7.74 ft²
0.72 m²

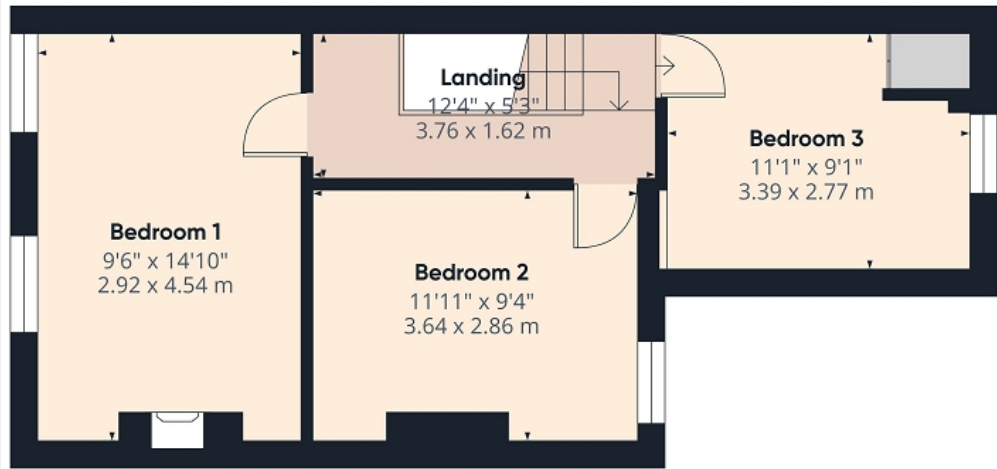
(1) Excluding balconies and terraces

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.

GRAPHIC300



Floor 1

Approximate total area⁽¹⁾
333.21 ft²
30.93 m²

(1) Excluding balconies and terraces

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.