



Edwards & Co
property sales & lettings

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**Redwood Court
Llanishen
Cardiff
CF14**

POA



- Exclusive 2 double bedroom ground floor Redwood Court maisonette
- Large lounge with study area
- Open plan and sizeable dining room
- Superb fully fitted kitchen/breakfast room
- Master bedroom with en-suite shower w/c and fitted wardrobes
- Additional double bedroom with fitted wardrobes
- Spacious main bathroom
- Very well-presented and decorated throughout
- Beautiful front and rear gardens + patio terrace+ heated greenhouse
- Driveway parking + garage with storage

Ref: PRA53625

Viewing Instructions: Strictly By Appointment Only

General Description

Superb and extraordinarily spacious 2 double bedroom ground floor maisonette on the exclusive Redwood Court development Edwards and Co are delighted to offer for sale this fabulous and very enviably located property in Llanishen. The property offers voluminous single storey accommodation, beautiful private gardens, driveway and garage. Not to be missed.



Front Garden

A beautifully tended and wrap-around garden (not communal) to the front and side of this fabulous property with extensive lawn and planted borders.



Main Entrance

Paved pathway leading to the uPVC entrance door with painted handrail, outside light.



Entrance Hallway

A large, brightly decorated and inviting entrance hallway with ample storage cupboards and additional 'under stairs' storage. Carpeted flooring, doors off to all rooms.



Principal Reception Room

An excellent size main living room with uPVC windows overlooking the front and side gardens, brightly decorated, carpeted flooring, marble feature fireplace, study space and open plan to dining room.



Study Area

Alcove home office/study area open-plan to the principal reception room.



Dining Room

A very spacious dining room, open plan to principal reception room with complimenting decor and carpet. Upvc window overlooking the side garden. Ample space for dining table, chairs and occasional furniture.



Kitchen and breakfast room

A superbly-proportioned kitchen and breakfast area described as follows:



Kitchen

Large kitchen area with an impressive range of light limed-oak base and wall units, Neff oven and grill, induction hob, integrated fridge and freezer, integrated washing machine, sink and drainer, window overlooking side garden. Open plan to breakfast area.



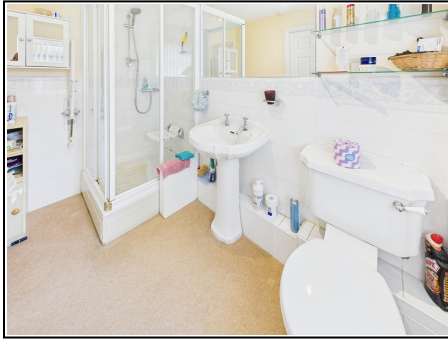
Breakfast Area

Open plan to kitchen and with ample space for a breakfasting table and chairs, French doors opening to paved terrace and rear garden.



Bedroom 1 with En Suite Shower Room

A very generously-proportioned main bedroom with bright, modern decor, fitted wardrobes, carpeted flooring, uPVC window overlooking the rear garden and door to en-suite shower room/wc



En Suite to Bedroom 1

Spacious en-suite with quadrant shower cubicle with double, sliding access doors and mixer shower, close coupled w/c and wash hand basin, window with obscured glazing to rear aspect.



Bathroom

Brightly, fully tiled main bathroom with panelled bath, close coupled w/c and pedestal wash hand basin, window to side aspect with obscured glazing.



Bedroom 2

Another sizeable double bedroom, also with fitted wardrobes, and uPVC window to front aspect. Brightly decorated and carpeted flooring.



Rear Garden

A very private and enclosed, beautifully maintained rear garden with lawn, planted borders and paved terrace. An additional paved seating area to the top of the garden is home to the greenhouse with power and heating system. Gate access to driveway and side garden.



Paved Terrace

Ample paved outdoor seating area with French doors opening from the kitchen/breakfast room. A real afternoon sun-trap.



Driveway and garage

Block paved driveway parking for one vehicle leading the semi-detached single garage with additional storage space to the rafters. Powered up and over garage door.

Agents Opinion

Redwood Court is an exclusive, private development of just a handful of stunning maisonettes, and conveniently located only a very short stroll from the local village centre and road and rail links to the city centre and beyond. This has to be one of the best located properties on the development with wrap-around front gardens and private rear garden with a suntrap patio terrace. This is one that is certainly not to be missed.

Lease / Charges

Remainder of 999 year original lease, solicitors to confirm prior to completion of sale, £1780 annual service and ground rent charges. We are advised by the vendor that residents must be over 55 years of age.

Services

Mains electricity, mains water, mains gas, mains drainage

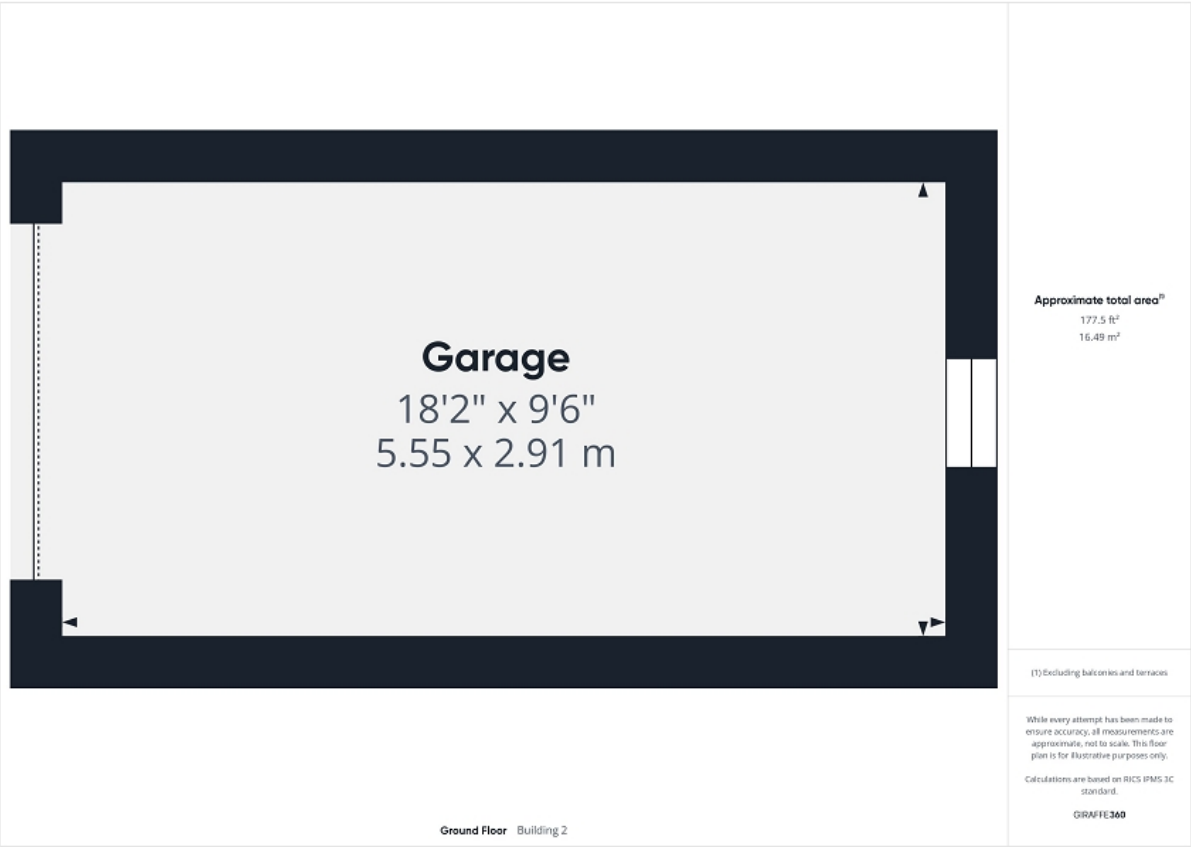
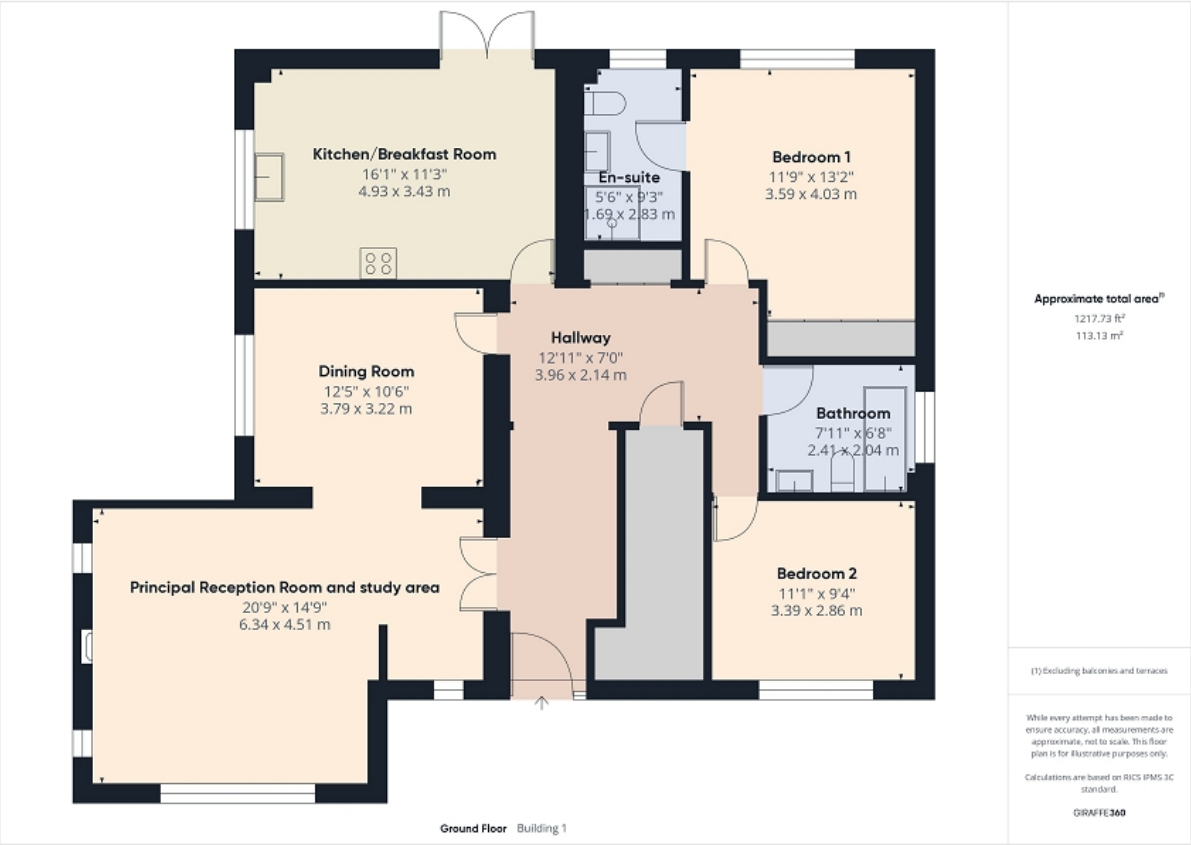
EPC Rating:75

Tenure

We are informed that the tenure is Leasehold



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			(81-91) B		
(69-80) C	75		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		44	(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.