



Edwards & Co
property sales & lettings

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**Ty Wern Road
Cardiff
CF14**

POA



- Spacious 3 bedroom semi-detached family-sized home
- 2 excellent size reception rooms
- Well-proportioned kitchen with walk-in pantry
- 2 x large double bedrooms + 1 x 3/4 size double bedroom
- Modernised family bathroom with separate w/c + g/floor w/c
- Would benefit from general updating
- Driveway and garage
- Private and enclosed rear garden
- Ideally located for all local amenities
- NOT TO BE MISSED

Ref: PRA53633

Viewing Instructions: Strictly By Appointment Only



General Description

Much loved and well-maintained 3 bedroom semi detached family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this spacious and very-well located home overlooking Hill Snook Park. The property is in need of general updating if desired however offers excellent size accommodation over 2 floors. Must be viewed.



Driveway & Front Garden

Ample driveway parking to front and side of property leading to the garage. Mature, planted front garden looking out towards parkland.



Entrance Porch

Enclosed storm porch with external and internal doors.



Entrance Hallway

Spacious 'square-shaped' entrance hallway with carpeted floor and staircase to first floor. 2 storage cupboards and doors leading to both reception rooms and kitchen.



Front Reception Room

An excellent size principal reception room with large bay window overlooking the front aspect. Carpeted floor and traditionally decorated.



Rear Reception Room

Another sizeable reception room, this time with French doors opening to the rear garden. Traditional decor and carpeted flooring.



Kitchen

Well-proportioned galley-style kitchen with a range of older-style units and carpet tile flooring, window to side, concertina door to sizeable pantry and door to the rear to inner hallway and ground floor w/c.



Pantry

Traditional and very useful pantry storage room with shelving and window to side.



Ground Floor WC

Inner hallway leads from the kitchen to second doorway to ground floor w/c, Close coupled w/c and wash hand basin. Window with obscured glazing to rear aspect.



First Floor Landing

Light and spacious landing area with doors to all bedrooms, bathroom, separate w/c and airing/storage cupboard. Window to side aspect, loft access hatch, traditional decor.



Bedroom 1

Large double bedroom with bay window overlooking the front aspect and towards Hill Snook Park opposite. Carpeted floor and ample space for fitted wardrobes and large bedroom furniture if desired. Traditionally decorated.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden, Carpeted flooring, traditional decor.



Bedroom 3

A larger style 3/4 size double bedroom with window overlooking the front aspect.



Family Bathroom

A sizeable and more recently re-furbished and modern family bathroom with a panelled bath and vanity wash hand basin. Window with obscured glazing to rear aspect.



Separate WC

Adjacent to the bathroom with close coupled w/c and window with obscured glazing to side aspect.



Rear Garden

Amplly sized, private and enclosed rear garden laid mainly to lawn with mature planted borders and brick boundaries. Access to driveway.



Garage

Single detached garage/storage to head of driveway and adjacent to rear garden.

Agents Opinion

This really is a very well maintained family home and a blank canvas for the new owner to put their stamp upon it. The property is larger than many similarly priced properties in the area and really must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

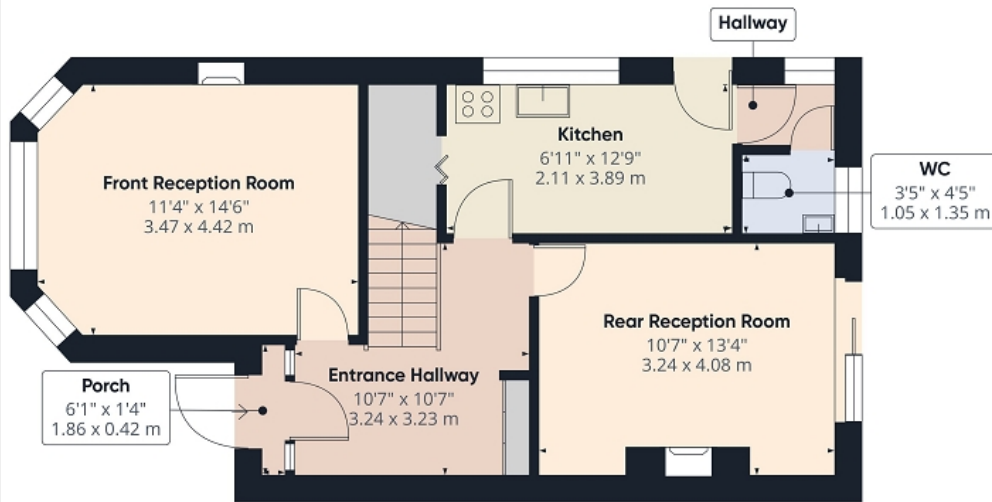
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



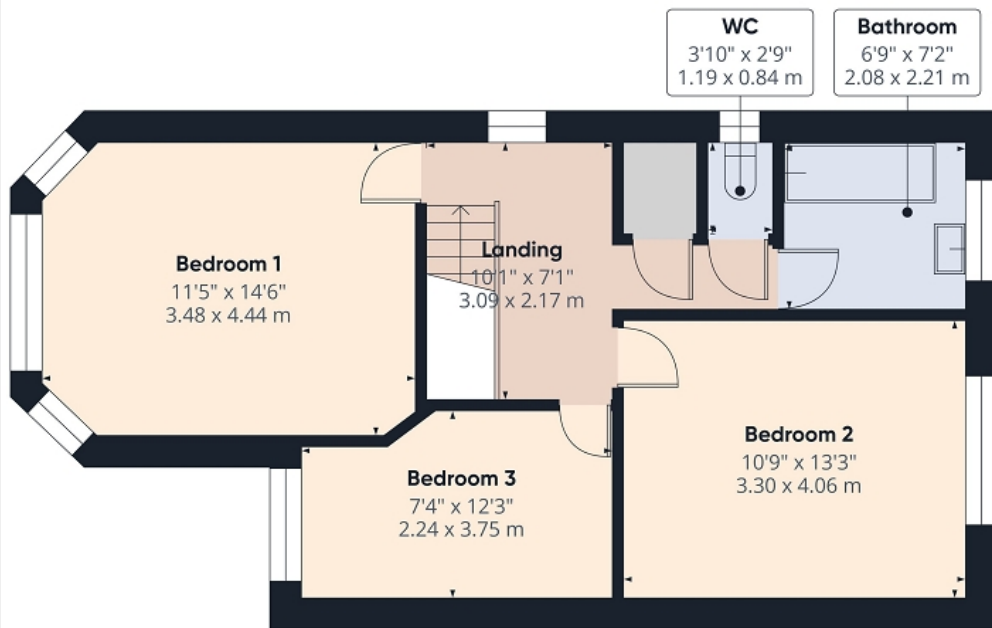
Ground Floor

Approximate total area⁽¹⁾
547 ft²
50.8 m²

(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 are based on RICS IPMS 3C standard.

GRAFTE360



Floor 1

Approximate total area⁽¹⁾
540 ft²
50.2 m²



(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GRAFTE360



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