



**Edwards & Co**  
property sales & lettings

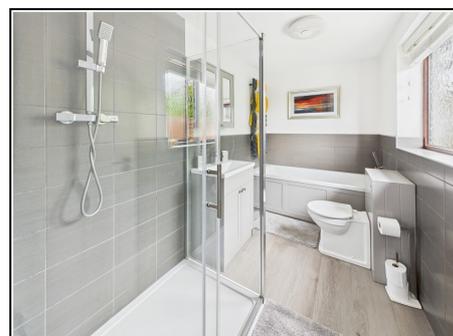
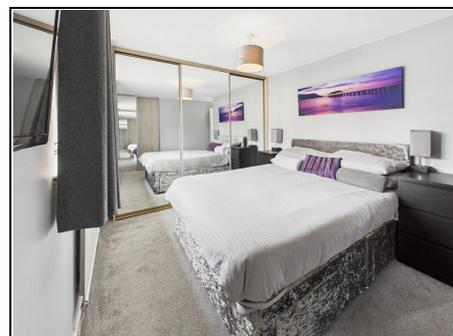
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Heritage Park  
St. Mellons  
Cardiff  
CF3

Guide price £320,000



- Stylish and spacious 3 bedroom detached home
- Open plan kitchen/breakfast/dining room
- Well-proportioned principal reception room
- Conservatory extension opening to rear garden
- 2 excellent size double and 1 single bedrooms
- Superb and recently fitted bathroom/shower room
- Ground floor w/c
- Private and enclosed rear garden + decked terrace
- Front garden, driveway and detached garage
- NOT TO BE MISSED



Ref: PRA53637

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Modern and beautifully presented 3 bedroom detached family-sized home in Heritage Park\* Edwards and Co are delighted to offer this spacious detached property that offers sizeable 2 storey accommodation, private gardens, driveway and detached garage. Must be viewed to be fully appreciated.

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### Driveway

Driveway leading to side, covered car port leading to single car garage, gate giving access to rear garden, storm porch with PVC front door - giving access to entrance hallway.

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### Front Garden

Well-proportioned front garden laid mainly to lawn.

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### Covered Storm Porch

Covered area providing shelter and access to the entrance hallway via uPVC front door.

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### Entrance Hallway

Bright and inviting entrance hallway with carpet, staircase to first floor, painted walls and ceiling, single light pendant, coving, doors off to ground floor rooms, under stairs cupboard, radiator.

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### Ground Floor WC

WC with concealed cistern, pedestal wash hand basin, PVC double glazed window in obscure glass to rear, part tiled walls, light fitting, vinyl laminate effect floor.

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## Principal Reception Room

An excellent size dual aspect main living room with modern decor, PVC window to front, 2 radiators, coving, carpet, French doors to conservatory.



## Conservatory

Sizeable sunroom/additional sitting room/family room with PVC structure, carpet, glazed windows, radiator, door to rear garden.



## Kitchen/Dining Room

Spacious and open-plan; described as follows:



## Dining Room

Tiled floor, painted walls, coving, PVC double glazed window to rear, large radiator, breakfast bar divide leading to kitchen.



## Kitchen

Range of base, larder and wall units, laminate work tops, painted walls with Mosaic tiled splash back, PVC double glazed window to rear, 4 burner gas hob, space for washing machine and dish washer, double oven and grill, integrated fridge/freezer, 1 1/2 bowl stainless steel sink, cupboard housing Baxi combi central heating boiler.



## First Floor Landing

Carpet, radiator, PVC double glazed window to rear, pendant light fitting, doors off to all rooms.



## Bedroom 1

Excellent size double bedroom with painted walls and ceiling, light fitting, radiator, PVC window to front, fitted wardrobe with mirrored sliding doors, further wardrobe with part mirrored door.



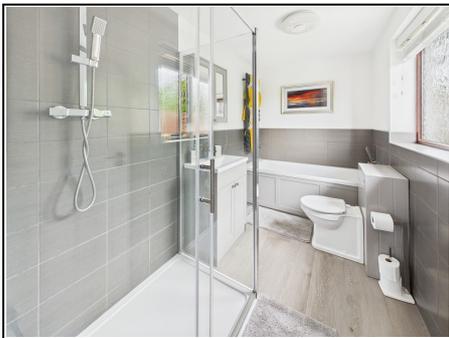
## Bedroom 2

Another good-sized double bedroom with PVC window to front, carpet, painted walls and ceiling, loft hatch, radiator, recessed wardrobe with double doors.



## Bedroom 3

An excellent size single bedroom, stylishly decorated with painted walls and ceiling, single pendant light, PVC window to rear, carpet, radiator.



## Bath/Shower Room

Recently modernised bathroom, large walk-in shower with glazed sliding door and fitted Waterfall shower, panelled bath with telephone style mixer tap/shower attachment, pedestal wash hand basin inset to vanity unit, towel rail/radiator, WC with concealed cistern, PVC double glazed window in obscure glass to rear, part tiled walls, single pendant light fitting with Xpelair vent, laminate floor.



## Rear Garden

Laid to lawns, paved terraces, close panelled fencing.

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## Decked Terrace

Large decked outdoor entertaining area with adjacent lawn.

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## Detached Garage

Covered car port leads to the detached single garage with up and over front access door, power and light.

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## Agents Opinion

This is an exceptionally well-presented and modern 3 bedroom family-sized home in a very convenient location close to all local amenities and a short drive of Cardiff City centre and M4 links. Priced to sell this really must be viewed internally to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

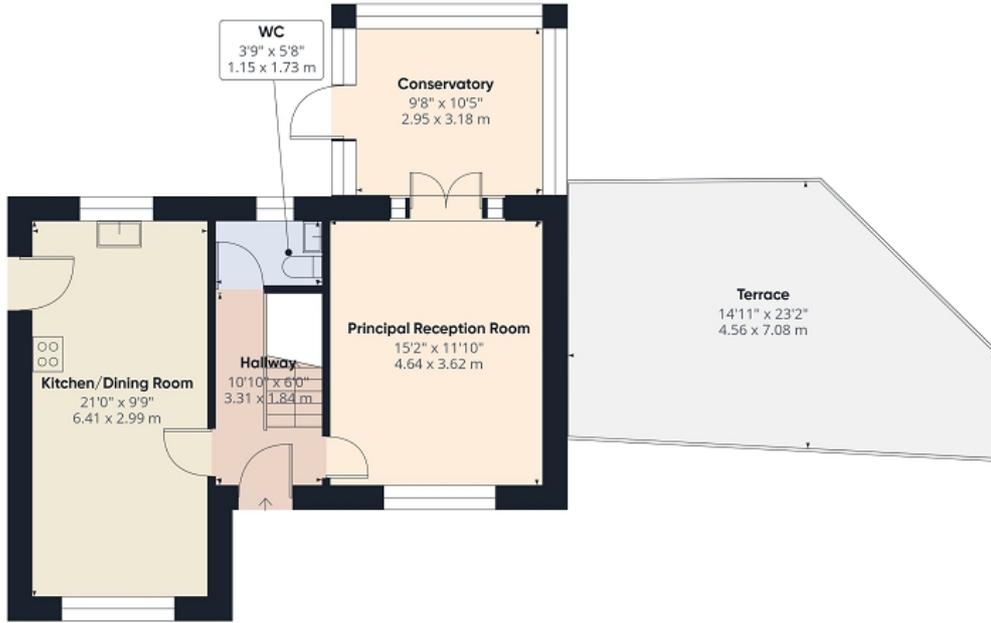
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**  
586 ft<sup>2</sup>  
54.4 m<sup>2</sup>

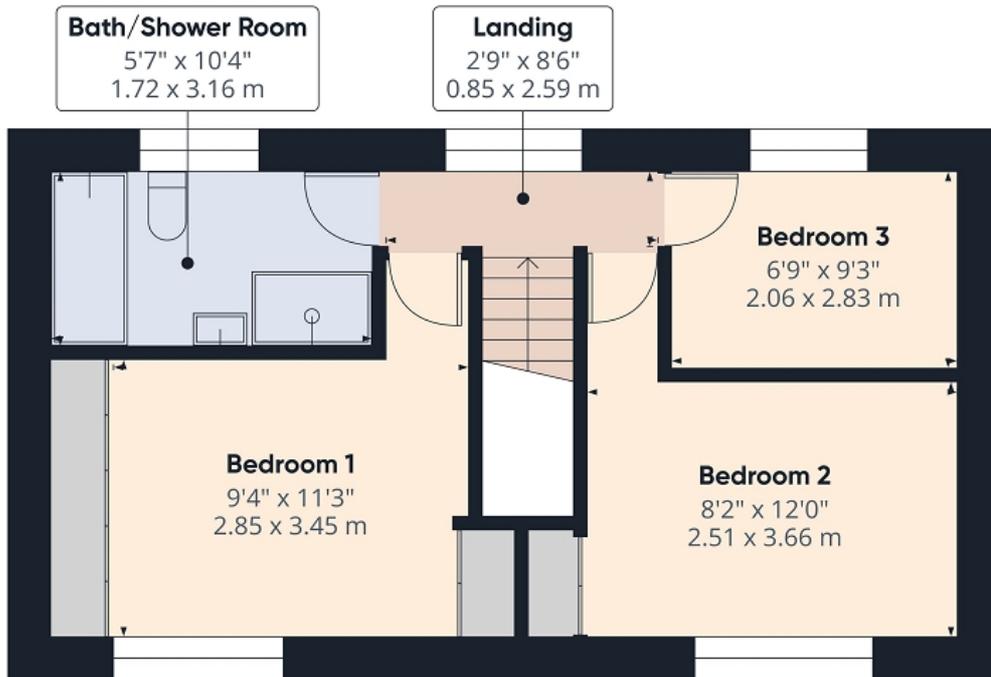
**Balconies and terraces**  
304 ft<sup>2</sup>  
28.2 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GRAFFTE360



Floor 1 Building 1

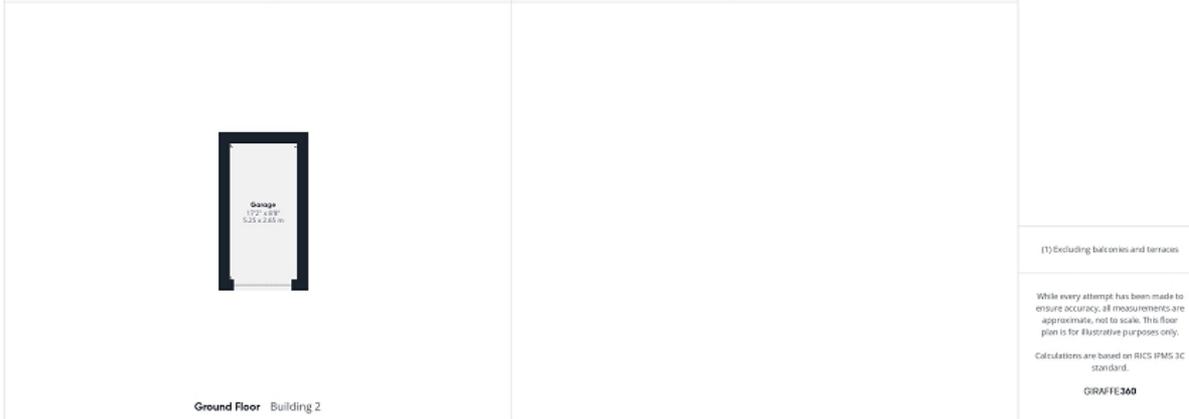
**Approximate total area<sup>(1)</sup>**  
394 ft<sup>2</sup>  
36.7 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.