

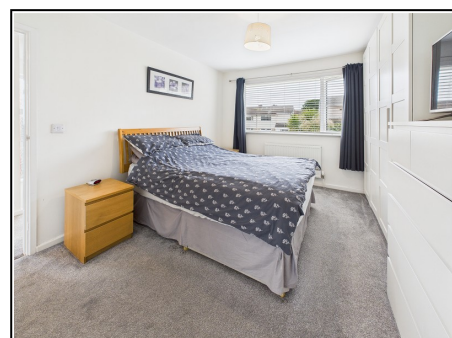


Edwards & Co
property sales & lettings

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Pen-y-Graig
Cardiff
CF14

Guide price £385,000



- Superb 3 bedroom family sized home
- Spacious principal reception room open plan to dining room
- Conservatory extension overlooking the rear garden
- Modern and spacious kitchen
- 3 excellent size bedrooms to the first floor
- Stylish family bathroom + ground floor w/c
- Lengthy block paved driveway
- Excellent size front and rear gardens
- Very well presented and maintained throughout
- First class school catchments area - must be viewed

Ref: PRA53640

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and spacious 3 bedroom family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous semi-detached home located only a short distance from the Rhiwbina Village centre and the Llanishen Fach shops and School. Must be viewed to be fully appreciated.



Driveway & Front Entrance

Lengthy block paved driveway providing ample car parking adjacent to front garden and continuing alongside the side of the property.



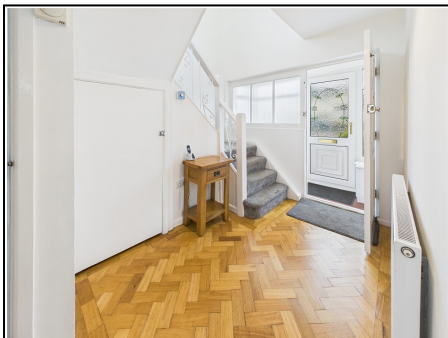
Front Garden

Deep fronted garden laid mainly to lawn, mature palm, shrubs and plants, PVC double glazed front door, giving access to entrance porch.



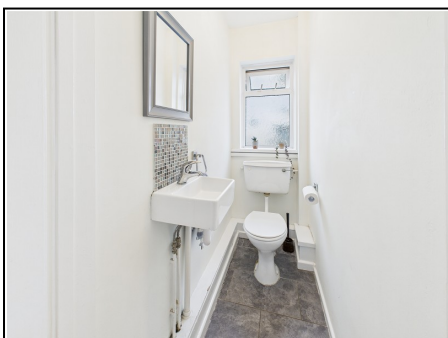
Entrance Porch

Double glazed windows with obscured glass, leading to entrance hallway.



Entrance Hallway

Sizeable, bright and inviting entrance hallway with original woodblock floor, radiator, carpeted staircase to first floor, part glazed door to principal reception room, concertina door to kitchen, door to ground floor w/c.



Ground Floor WC

Low level WC, obscured glazed window to side, wall mounted wash hand basin, tiled floor, central pendant light fitting.



Principal Reception Room

An excellent size main living room with PVC window to front, wood block floor, coving, light fitting, 2 wall light fittings, radiator, chimney breast with log burning stove, open archway to dining room.



Family room/dining room

Another excellent size reception room/dining room with woodblock floor, large radiator, central light fitting, aluminium sliding patio door to conservatory.



Conservatory

PVC structure with low brick and rendered wall, Poly carbonate roof with central fan/light fitting, laminate floor, French doors to rear garden.



Kitchen

Spacious kitchen with a generous range of cream shaker style wall, base and drawer units, tiled floor, light fitting, tongued and grooved ceiling, PVC window to rear, PVC door with obscure glazing, plumbing for washing machine, double oven and grill, AEG electric glass hob, extractor above, integrated fridge/freezer, black marble effect worktops and splash backs.

First Floor Landing

Tall PVC window in obscure glazing to side, doors off to all first floor rooms, storage cupboard, central pendant light.



Bedroom 1

An excellent size main double bedroom with carpeted floor, PVC window to front, central pendant light fitting, large radiator.



Bedroom 2

Bedroom 2 is another generously proportioned double bedroom with pendant light fitting, carpet, PVC window to rear.



Bedroom 3

Even bedroom 3 would accommodate a double/three quarter size bed if desired. PVC window to rear, radiator, central light fitting, carpet.



Family Bathroom

Three piece suite comprising P-shaped bath with shower over, low level WC, wash hand basin set into vanity unit, tiled walls, central light fitting, loft hatch, PVC window in obscure glass to side, tiled floor.



Rear Garden

A lovely, private and enclosed rear garden laid mainly to lawn, planted border, paved patio, shed, access to driveway.



Paved Terrace

Slightly raised paved patio terrace/outside entertaining space overlooking the rear garden.

Agents Opinion

This really is an excellent sized family home located towards the top end of this very popular cul de sac and within only a short walk of all the local amenities Rhiwbina has to offer. Must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

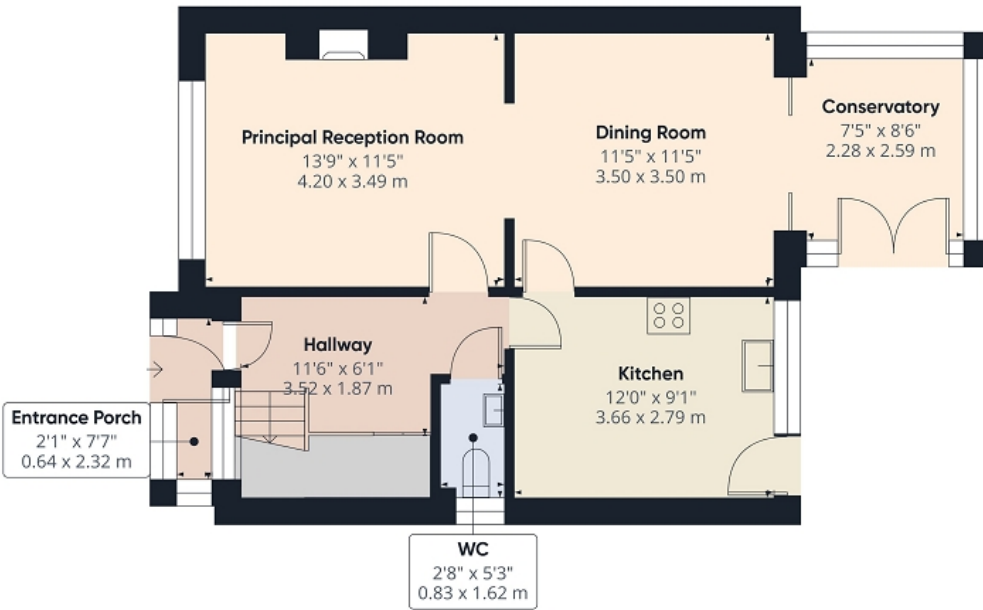
EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



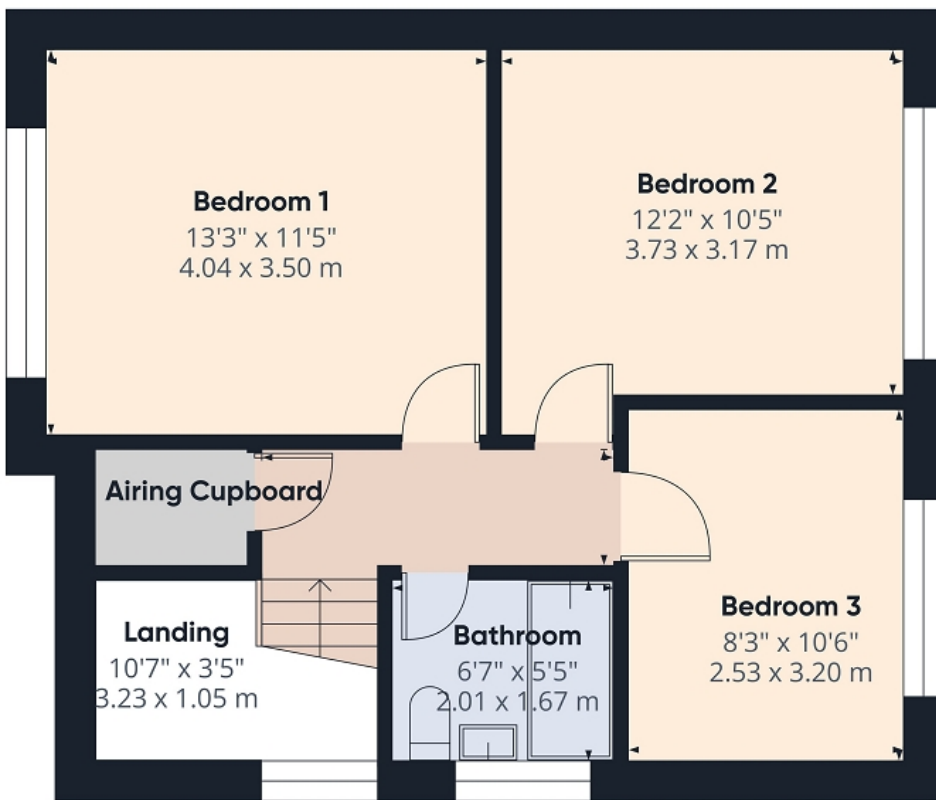
Ground Floor

Approximate total area⁽¹⁾
603 ft²
56 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.

GRAFFTE360



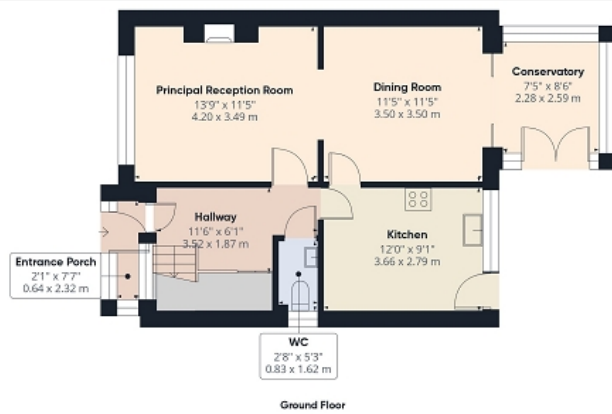
Floor 1

Approximate total area⁽¹⁾
458 ft²
42.5 m²

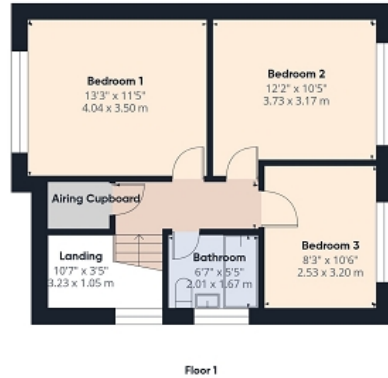
(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
1061 ft²
98.5 m²




(1) Excluding balconies and terraces.

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GRAFFI:300


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		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO₂) 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 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.