



Edwards & Co
property sales & lettings

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**Pen-y-Graig
Cardiff
CF14**

Guide price £395,000



- Extended and modernised 3 bedroom family home
- Stylish and extended kitchen
- Principal reception room + family room/dining room
- 3 excellent size bedrooms - 2 double and 1 single
- Modern family bathroom + ground floor w/c
- Private and enclosed rear garden + front garden
- Garage in nearby block of garages
- Very well-presented throughout
- First class Welsh and English school catchments
- Must be viewed to be fully appreciated

Ref: PRA53642

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented and extended 3 bedroom family-sized home in Rhiwbina Edwards and Co are delighted to offer for sale this fabulous semi-detached property located close to all the wonderful amenities Rhiwbina has to offer. Must be viewed to be fully appreciated.



Front Garden

Beautifully tended garden laid mainly to lawn, mature bushes and Acer, step to side access and steps leading to covered storm porch.



Entrance Porch

Covered storm porch providing access to entrance hallway via modern composite front door.



Entrance Hallway

Brightly decorated entrance hallway with herringbone wood block floor, staircase to first floor, central pendant light fitting, radiator, under stairs storage, doors to kitchen and principal reception room.



Principal Reception Room

An excellent size main reception room with herringbone woodblock floor, feature fire place with electric fire, PVC window to front, central light pendant, radiator, archway to family room/home office.



Family Room

The home office/family room would previously have been the dining room prior to the property being extended and currently being used as the home office. Herringbone woodblock floor, open plan to dining room.



Dining Room

The dining room occupies part of the rear extension and offers ample space for a sizeable dining table and chairs. Carpeted flooring, single light pendant, radiator, sliding patio doors to rear terrace.



Kitchen

A modern, very stylish and extended kitchen with an impressive range of wall, base and drawer units in light grey, chopping block style worktops, integrated fridge/freezer, larder units, slot in range style cooker with induction hob, extractor above, plumbing for washing machine, 1 1/2 bowl stainless steel sink, PVC window to side, glazed door to rear, PVC French doors to terrace, wooden door to inner lobby, wall mounted vertical radiator, door to rear reception room, laminate floor, spotlights and central pendant light fitting.

Inner Lobby

PVC part glazed door to side, access to ground floor WC.



Ground Floor WC

Pedestal wash hand basin with cupboard beneath, low level WC, PVC window in obscured glass to rear.



First Floor Landing

Central pendant light fitting, carpet, airing cupboard housing Baxi combi boiler, PVC window to side, doors off to all rooms.



Bedroom 1

Double bedroom with fitted wardrobes, PVC window to front, radiator, light pendant, carpet.



Bedroom 2

Another excellent size double bedroom with recessed alcove wardrobe with hanging rail, PVC window to rear, central pendant light fitting, radiator, carpet.



Bedroom 3

A well-proportioned single bedroom with PVC widow to front aspect, carpet, radiator, central light fitting.



Family Bathroom

Three piece suite comprising P-shaped bath with shower screen, mixer shower tap, pedestal wash hand basin set into vanity unit, low level WC, PVC double glazed window in obscured glass, tiled walls and floor, 3 inset ceiling spotlights, extractor, towel rail/radiator.



Rear Garden

A sizeable and very private rear garden with 2 paved terraces, lawn, potting shed, mature planted borders.



Paved Terrace

Opening off both the dining room and kitchen is the first paved terrace/outdoor entertaining space looking outwards towards the rear garden.



Patio Sitting Area

Located at the top of the garden is the second patio terrace seating area looking back towards the house.



Garage

Located in the block of garages directly across the road from the front of the property with modern up and over garage door.

Agents Opinion

An excellent size and very well-presented family home in an enviable location close to all local amenities. The property benefits from having an extended kitchen and dining room together with a single garage in the block of garages opposite the front of the property. Not to be missed.

Services

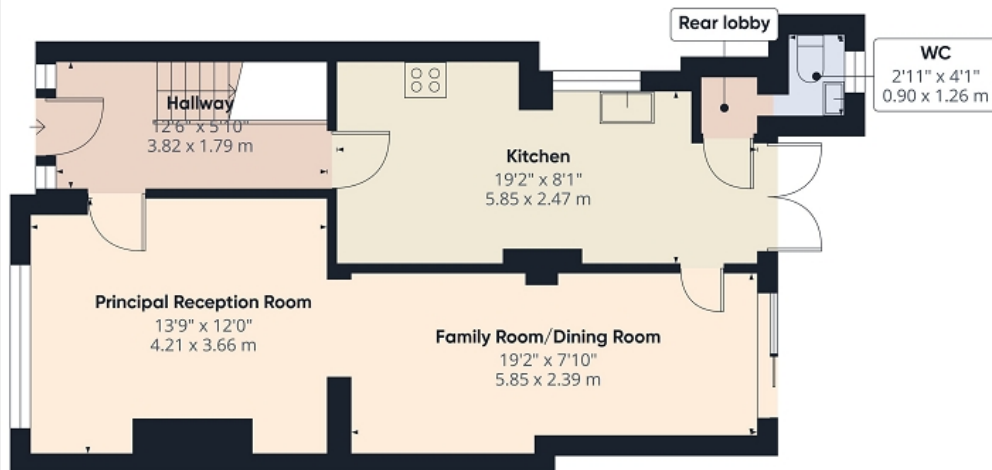
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Approximate total area⁽¹⁾
572 ft²
53.2 m²

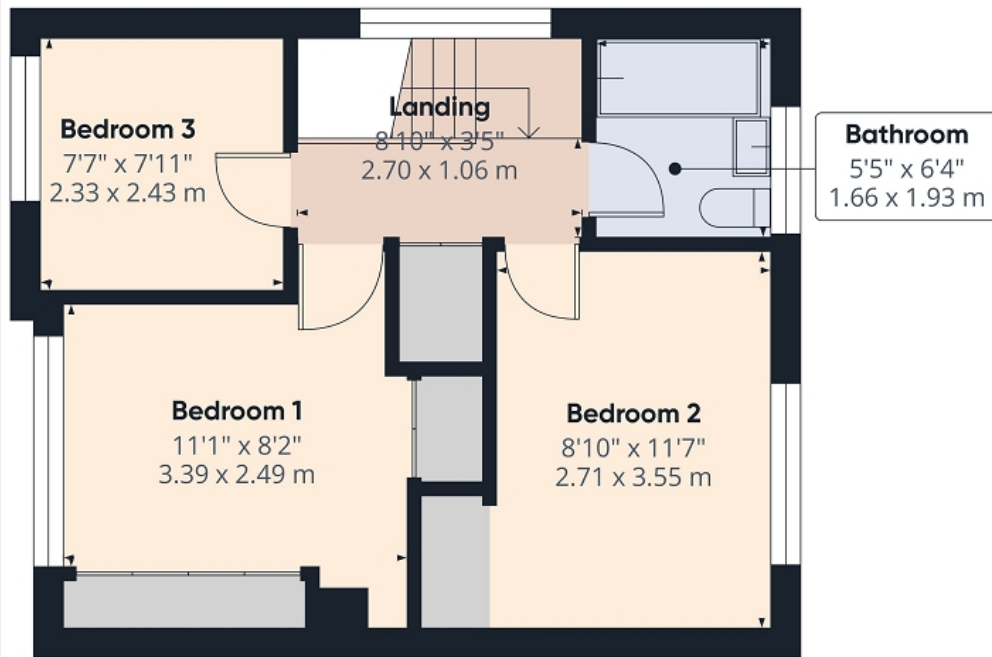
(1) Excluding balconies and terraces

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

Ground Floor Building 1



Approximate total area⁽¹⁾
369 ft²
34.3 m²

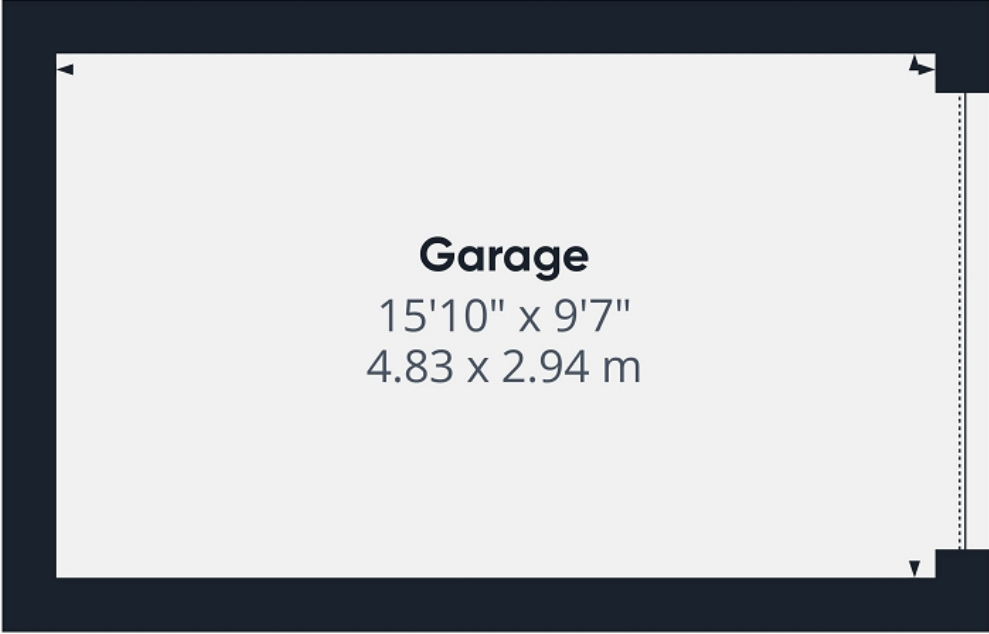
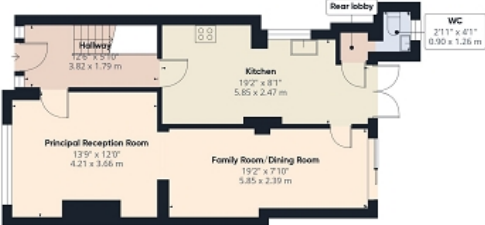
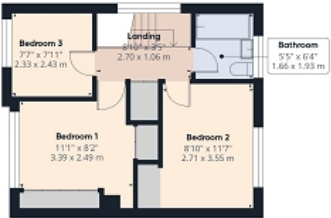

(1) Excluding balconies and terraces

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GRAFTE360


Floor 1 Building 1

| | | |
|---|--|---|
|  | | <p>Approximate total area⁽¹⁾</p> <p>155 ft² 14.4 m²</p> |
| Ground Floor Building 2 | | <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GRAFI360</p> |
|  |  | <p>Approximate total area⁽¹⁾</p> <p>1096 ft² 101.9 m²</p> |
| Ground Floor Building 1 | Floor 1 Building 1 | <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GRAFI360</p> |
|  | | |
| Ground Floor Building 2 | | |

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 | | |
| (69-80) C | | |
| (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 (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 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.