



**Edwards & Co**  
property sales & lettings

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Laytonia Avenue  
Cardiff  
CF14

Guide Price £385,000



- Fabulous 4 bedroom Victorian family home
- 2 excellent size reception rooms
- Three double bedrooms + generous 4th bedroom
- Spacious open-plan kitchen/diner
- Ideally located for The UHW, Cardiff City centre & M4 links
- Private and enclosed rear garden with modern storage shed
- Very well-presented with many original features retained
- New roof fitted approximately 3 years ago
- Offered to the market with NO ONWARD CHAIN
- NOT TO BE MISSED



**Ref: PRA53658**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Spacious and beautifully presented 4 bedroom Victorian mid-terrace family sized home\* Edwards and Co are delighted to offer for sale another fabulous property in this ideally located cul-de-sac close to the University Hospital of Wales, Maitland Park and Cardiff City centre. The property has been stylishly, yet sympathetically modernised throughout and still retains many of it's original features. The property offers 2 sizeable reception rooms, excellent-size kitchen/diner, 4 very well-proportioned size bedrooms, family bathroom and excellent size rear garden with garden room/storage shed. Must be viewed to be fully appreciated.

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### Front Garden & Entrance

Paved front garden, original wrought iron covered entrance storm porch leading to wooden front door with inset stained glass window, giving access to the entrance hallway.

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### Entrance Hallway

Bright, spacious and inviting entrance hallway with carpeted staircase to first floor, original quarry tiled floor, under stairs storage cupboard, 2 pendant light fittings, large radiator, doors to all ground floor rooms, open archway to kitchen/dining area.

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### Principal Reception Room

An excellent size main reception room with stripped and varnished floorboards, PVC double glazed windows to front bay, large radiator, cornice and coving, feature fire place with hearth.

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### Sitting room

Another spacious reception room with PVC window to rear, carpet, doors to hallway, picture rails, wall mounted electric fire, large radiator, central pendant light fitting.

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## Kitchen/Dining Room

Brightly decorated kitchen/dining room with a range of base and wall units, roll top marble effect work surface, 1 1/2 bowl stainless steel sink and drainer, tiled floor, ceiling spotlights, coving, Neff 4 burner gas hob with extractor above, Bosch electric oven below, space for dishwasher, space for washing machine, space for tall fridge/freezer, wall mounted radiator, space for table and chairs, tiled floor, large glazed window and PVC door to rear.

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## First Floor Landing

Large first floor landing with radiator, pendant light fitting and doors to all first floor rooms.

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## Bedroom 1

Large double bedroom with PVC double glazed window to front bay, carpet, original cornice, picture rails, central pendant light fitting, large radiator, fitted wardrobes.

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## Bedroom 2

Another large double bedroom with PVC double glazed window to rear, picture rails, single pendant light fitting, carpet, large floor to ceiling wardrobes with sliding doors and mirrored inserts.

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## Bedroom 3

Even bedroom 3 is a generously proportioned double bedroom with PVC double glazed window to rear, partially sloping ceiling, loft hatch, central pendant light fitting, carpet, large radiator.

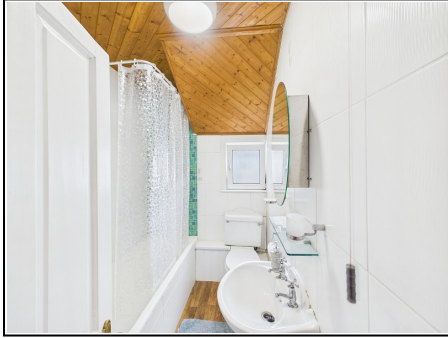
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## Bedroom 4

Currently utilised as the home office with loft hatch, PVC double glazed window to front, carpet, fitted wardrobe, single light pendant.

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## Family Bathroom

Three piece suite comprising panelled bath, low level WC, pedestal wash hand basin, fully tiled walls, central pendant light fitting, PVC double glazed window in obscured glass to side, wall mounted mirror, laminate effect floor.

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## Rear Garden

Private and enclosed rear garden with raised paved terrace, steps down to additional paved area, lawn, vegetable garden, modern paved 'sun trap' area for seating, pedestrian gate to rear lane, block and rendered storage shed.

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## Garden Shed/Storage

Modern and secure storage shed/garden room with side access door and window.

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## Agents Opinion

This really is a very aesthetically pleasing and ideally located family-sized home. The property has bucket loads of kerb appeal and original features and overlooks the adjacent park in this quiet cul-de-sac. Simply has to be viewed internally to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

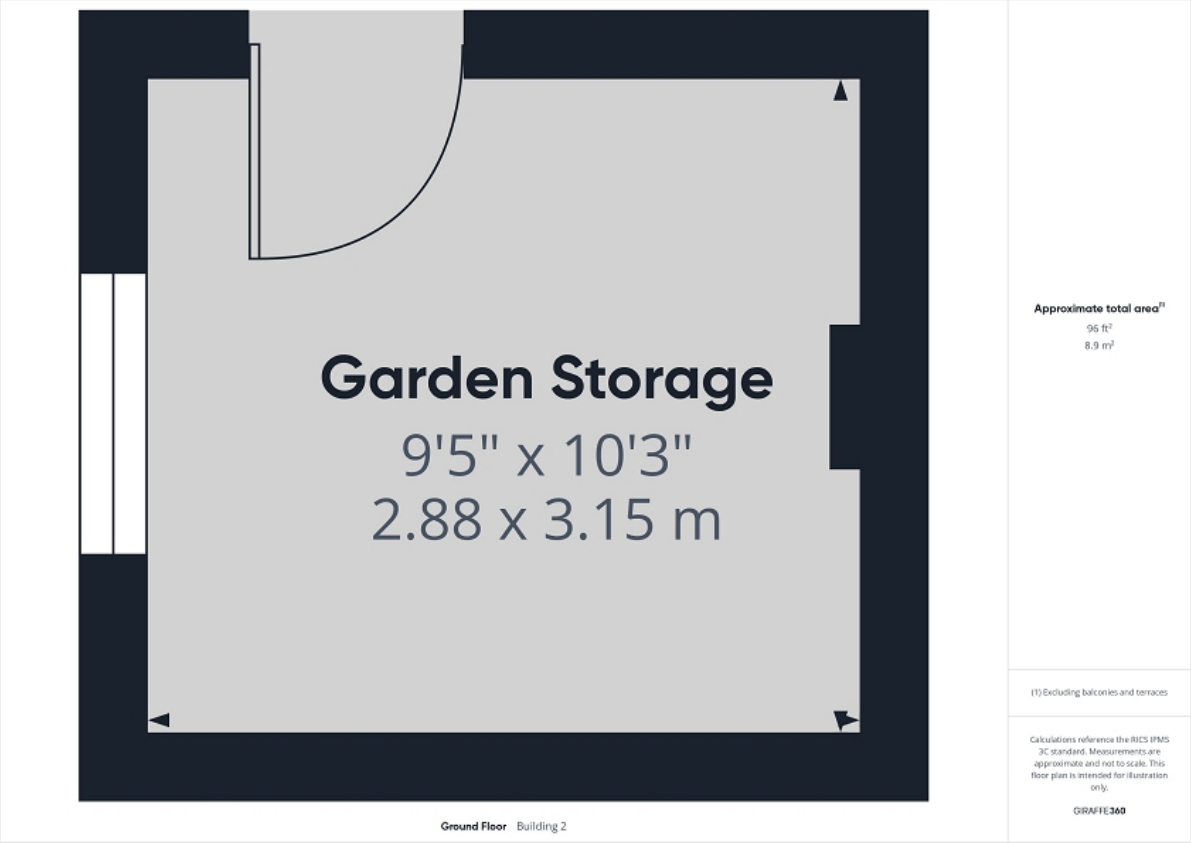
EPC Rating:66

## Tenure


We are informed that the tenure is Freehold

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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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.