



**Edwards & Co**  
property sales & lettings

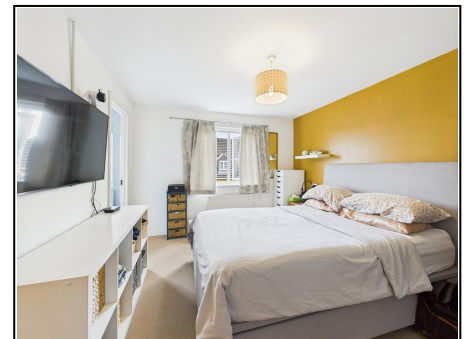
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**Tasker Square  
Llanishen  
Cardiff  
CF14**

**POA**



- Spacious 3 storey 4 bedroom family townhouse
- Large principal reception room
- Modern open-plan kitchen and dining room
- Master bedroom with en-suite and dressing area
- Ground floor bedroom with en-suite shower room/wc
- 2 further well-proportioned bedrooms
- Second floor family bathroom + separate first floor w/c
- Recently landscaped rear garden with BBQ pergola
- Ample driveway parking + integral garage
- NOT TO BE MISSED



**Ref: PRA53659**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*Fabulous 4 bedroom 3 storey family-sized home in The Heath, Cardiff\* Edwards and Co are delighted to offer for sale this very spacious and well-presented property. Located close to all local amenities and with excellent transport links to Cardiff City centre and beyond, this really is a must see property.

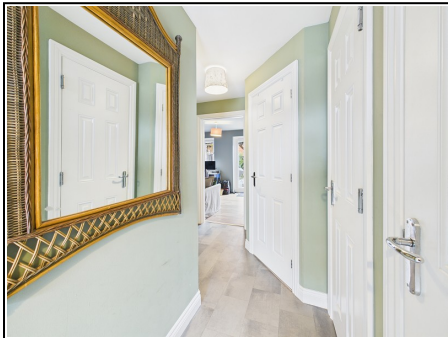
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### Driveway & Front Entrance

Ample Tarmacadam driveway parking area, block paved pathway to front door, recessed storm porch with handy bin/ store cupboard. PVC double glazed door with obscured glazing to entrance hallway.

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### Entrance Hallway

Bright and welcoming hallway with 2 central pendant light fittings, 2 cupboards (one housing un-vented hot water cylinder), doors off to ground floor rooms.

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### Utility Room

Plumbing for washing machine, chopping block work top, single bowl sink and drainer, tiled splash back, central pendant light fitting, extractor fan.

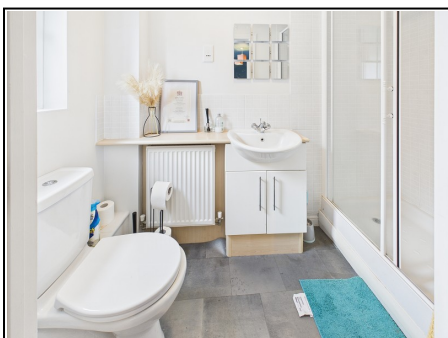
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### Ground Floor Bedroom/Guest Room

An excellent size ground floor guest bedroom or additional reception room opening onto the rear garden with laminate floor, PVC double glazed French doors leading onto rear garden, double glazed window to rear, door to en-suite shower room, central pendant light fitting, radiator.

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### En Suite Shower Room

Low level WC, inset vanity wash hand basin, large shower cubicle with sliding glazed doors, tiled splash backs, tiled floor, PVC double glazed window in obscure glazing to rear, laminate tiled effect floor, radiator, central pendant light fitting, X-pelair extractor.

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## First Floor Landing

Central pendant light fitting, doors to all first floor rooms.

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## Kitchen/Dining Room

Modern open-plan kitchen and dining room described in detail as follows:

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## Kitchen

Range of modern cream base and wall units with chopping work surfaces, central pendant light fitting, ceiling spotlights, PVC double glazed window overlooking rear garden, modern vinyl tiled floor, space for dishwasher, inset oven and grill, gas hob and extractor above, space for tall fridge/freezer, wall mounted extractor, inset 1 1/2 bowl stainless steel sink and drainer, open plan to dining area.

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## Dining Area

Space for dining table and chairs, large PVC double glazed window overlooking rear garden, radiator, single pendant light fitting, modern vinyl tiled floor.

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## Principal Reception Room

A very spacious main living room with Amtico-style herringbone pattern flooring, central pendant light fitting, large radiator, 2 PVC double glazed windows to front.

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## Second Floor Landing

Central pendant light fitting, loft access, doors off to second floor rooms.

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## Bedroom 1 with En Suite and Dressing Room

Spacious master bedroom suite with carpet, PVC double glazed window to front, central pendant light fitting, radiator, archway to walk-in wardrobes, door to en-suite shower room.



## En Suite Shower Room

LVT flooring, PVC double glazed window in obscure glazing, radiator, vanity units with wash hand basin, wall mounted cabinet, low level WC, corner shower cubicle with mixer shower, central pendant light fitting, extractor fan.



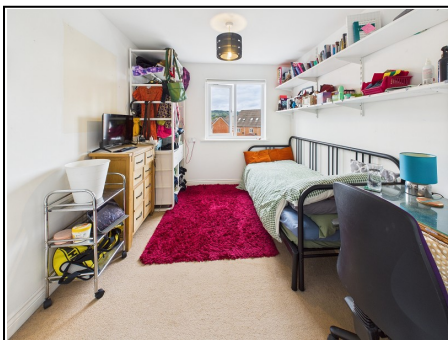
## Dressing Area

Walk-in wardrobe area with fitted furniture accessed via open archway from Bedroom 1.



## Family Bathroom

'Jack and Jill' bathroom to bedroom 2 with panelled bath with shower over, low level WC, vanity unit with inset wash hand basin, LVT flooring, radiator, central pendant light fitting, door to bedroom 2.



## Bedroom 2

Another double bedroom with PVC double glazed window to rear, carpet, radiator, central pendant light fitting, door to 'Jack and Jill' bathroom.



### Bedroom 3

Bedroom 3 is a sizeable 3/4 size bedroom with carpet, radiator, PVC double glazed window to rear, central pendant light fitting.

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### Rear Garden

A very private and enclosed and recently landscaped garden - fully paved, planted borders, covered pergola, pedestrian gate to rear, outside light and covered BBQ pergola area. Please also note that the rear windows and doors have more recently been replaced with anthracite-coloured pvc.

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### Garage

Integral single garage with up and over door from driveway.

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## Agents Opinion

This truly is a super spacious and very-well presented family sized home in a very enviable location. Located close to Rhiwbina, Llanishen and Birchgrove village centres and with excellent road and rail links with the City centre, this really is a 'must-see' property. Call us today to arrange your viewing.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

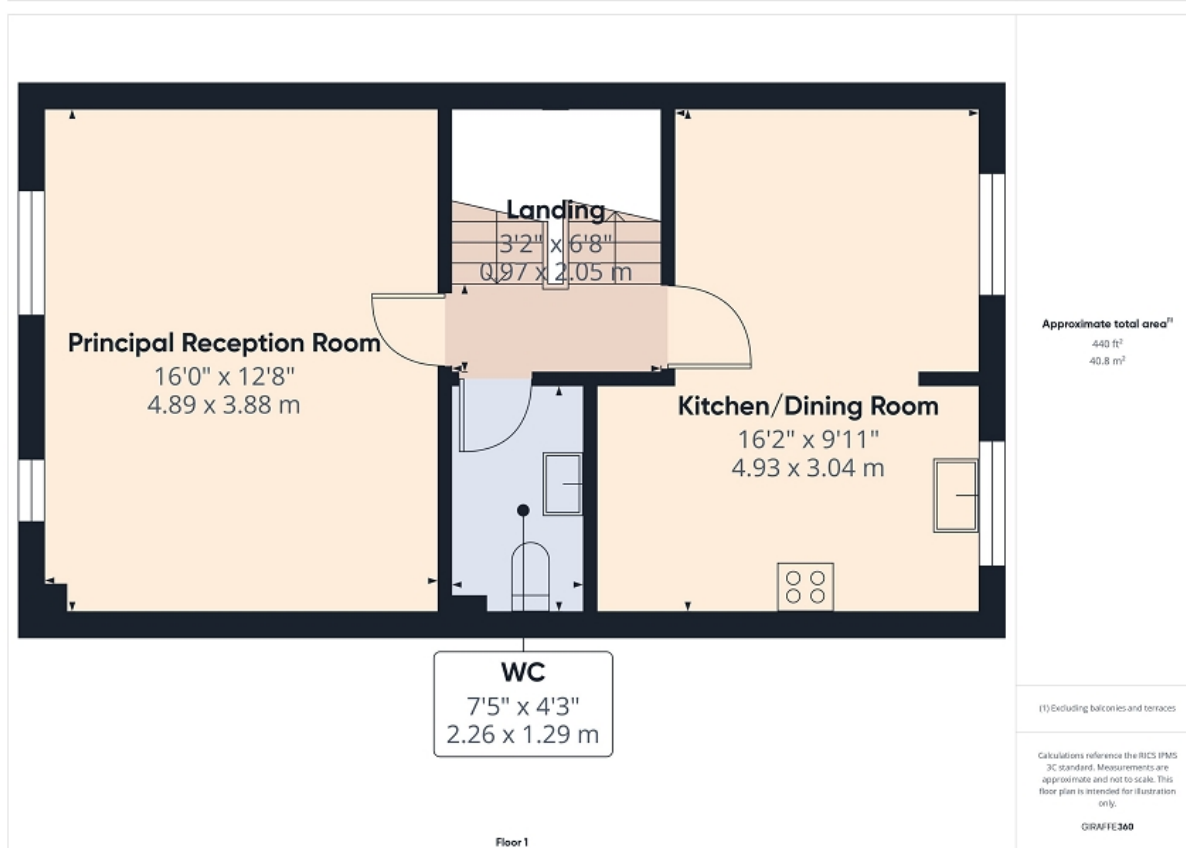
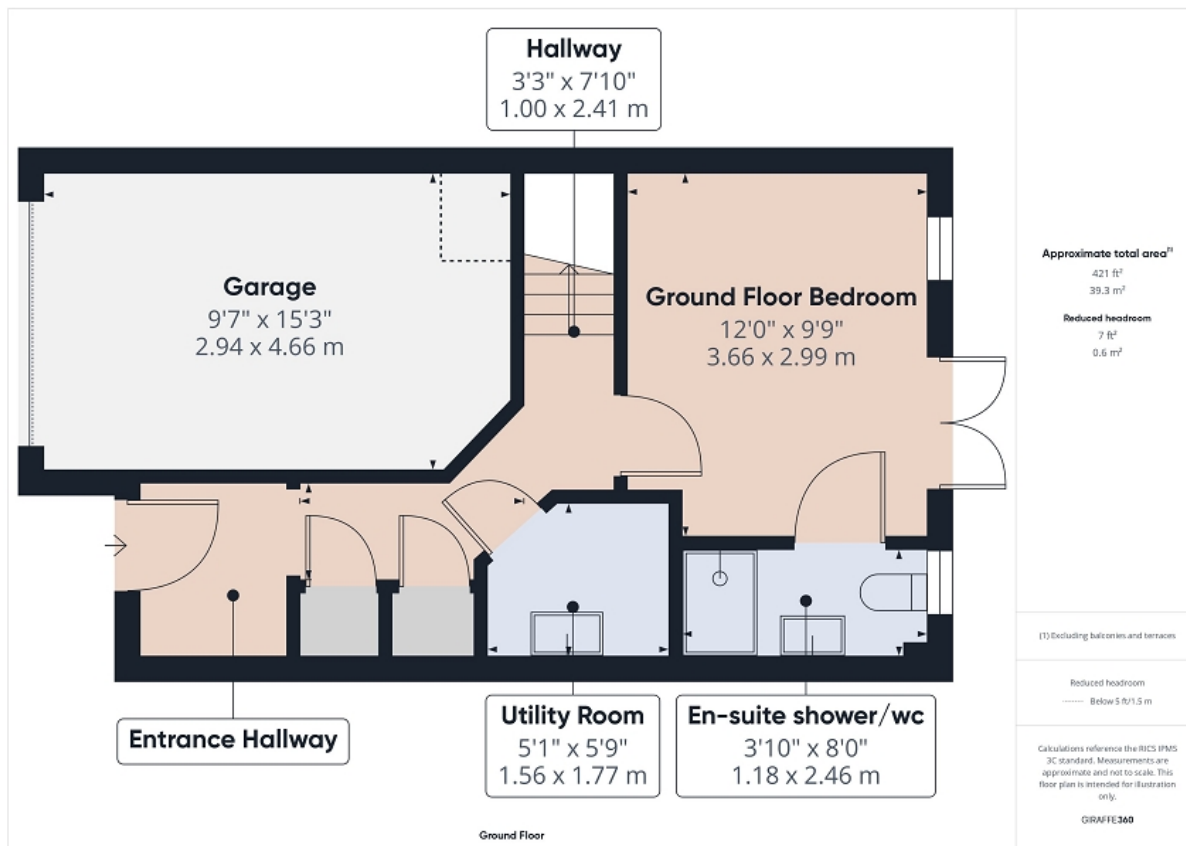
## Tenure

We are informed that the tenure is Freehold

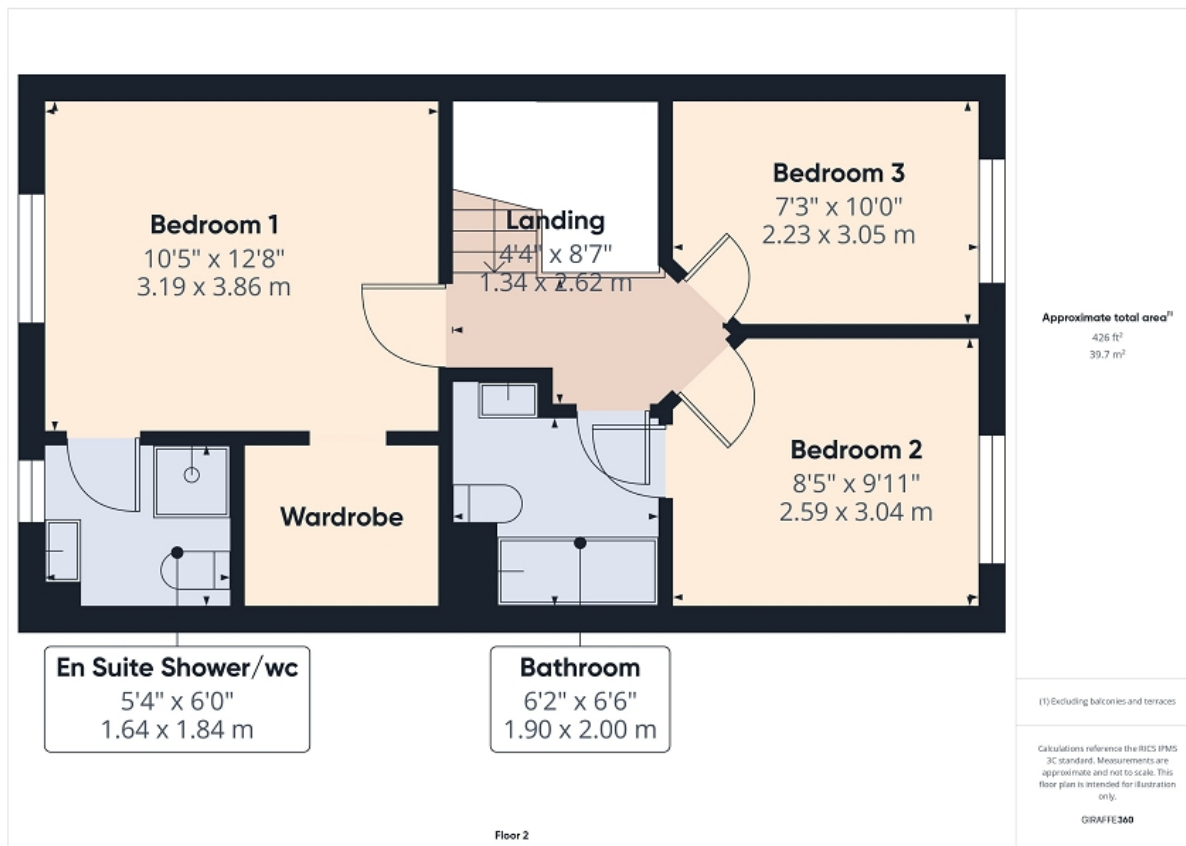
## Council Tax

Band F


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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>   |         | 83        |
| (69-80) <b>C</b>   | 79      |           |
| (55-68) <b>D</b>   |         |           |
| (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.