

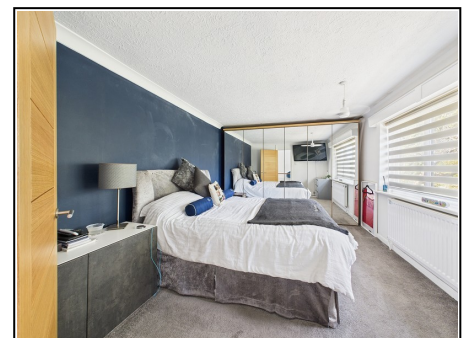


**Edwards & Co**  
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Llwyn Y Pia Road  
Lisvane  
Cardiff  
CF14

POA



- Fabulous 5 double bedroom family home
- Generous gardens with swimming pool
- 3 excellent size reception rooms
- Large kitchen/breakfast room + utility room
- Family bathroom + 1st floor shower room + g/floor shower room/wc
- Driveway + single integral garage
- Home gymnasium
- Very well presented and maintained throughout
- Front and rear gardens
- MUST BE VIEWED

**Ref: PRA53665**

Viewing Instructions: Strictly By Appointment Only

# General Description

Superb and spacious 5 double bedroom detached family-sized home on generous plot with swimming pool\* Edwards and Co are delighted to offer for sale this fabulous detached family home in one of Cardiff's most desirable locations. The property offers over 2100 square feet of living space plus gardens and swimming pool. NOT TO BE MISSED.

---



## Driveway & Front Entrance

Ample block-paved gated driveway parking leading to front entrance and garage.

---



## Front Garden

A generously proportioned front garden looking out towards the woodland opposite, laid mainly to lawn with mature shrubs and trees and adjacent to the block paved driveway.

---



## Garage

Single integral garage with roller shutter door. Power and light.

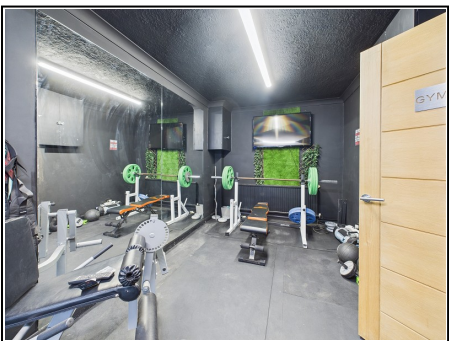
---



## Entrance Porch

Composite front door leading into entrance porch and entrance hallway. Outside security light.

---



## Gym

Modern garage conversion into home gymnasium. Power and light.

---





## Entrance Hallway

Brightly decorated and welcoming entrance hallway with tiled floor, modern decor, pendant light fitting and radiator.



## Principal Reception Room

An excellent size front reception room with modern decor and flooring, chimney breast with open hearth and wood burning stove, large window overlooking front aspect, pendant light fitting and radiator, bi-folding doors to dining area.



## Dining Area

Bright and spacious open plan dining area, opening to family room and kitchen/breakfast room. Modern decor, tiled flooring, pendant light fitting.



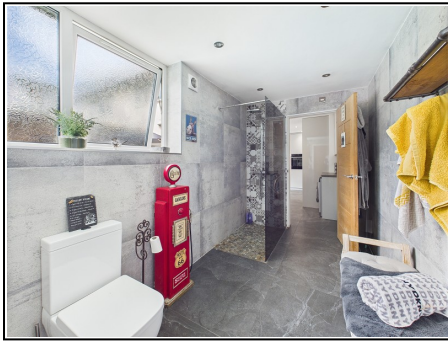
## Family Room

A superb, bright and spacious family room/entertaining space open plan to the dining area and overlooking the rear garden. Modern decor and freestanding bar area.



## Kitchen/Breakfast Area

A very stylish and sizeable kitchen and breakfasting room open-plan to the dining area with an impressive range of high gloss base, wall and larder units. Integrated appliances, hob and oven. Modern decor, spot lighting, door to ground floor shower room/wc.



## Ground floor shower room/wc

Spacious ground floor shower room/wet room with close coupled wc and walk in shower cubicle, tiled floor, PVC window to side aspect, spotlighting, door to utility room.

---

## Utility Room

Utility room, plumbed for laundry appliances, window.

---

## First Floor Landing

Carpeted first floor landing with doors off to all bedrooms and family bathroom. Loft hatch and pendant light fitting.



## Bedroom 1

A fabulously proportioned 'master' bedroom with wall-to-wall fitted wardrobes with mirrored fronts, large PVC window overlooking the front aspect, modern decor, carpeted floor, pendant light fitting and radiator.



## Bedroom 2

Bedroom 2 is another excellent size double bedroom, fitted wardrobes, carpeted flooring, modern decor, large PVC window to rear aspect. Pendant light fitting and radiator.



## Bedroom 3

Another spacious double bedroom, this time with the large PVC window overlooking the rear aspect. Brightly decorated with carpeted floor, pendant light and radiator.



## Bedroom 4

Bedroom 4 is another double bedroom also with 2 windows, one overlooking the front aspect and one the side, modern decor, carpeted flooring, pendant light fitting and radiator.



## Bedroom 5

Even bedroom 5 will accommodate a double bed if desired and would make an ideal home office or nursery with the PVC window overlooking the front aspect. Modern decor, carpeted flooring, pendant light fitting and radiator.



## Family Bathroom

A very well-proportioned and very stylish family bathroom with copper end-to-end bath with telephone-tap shower attachment. close coupled w/c, vanity wash hand basin unit, window overlooking the rear aspect with obscured glazing. Modern decor and tiled flooring.



## Shower Room/Wc

Another well-proportioned first floor facility with shower cubicle, wash hand basin and close coupled w/c, modern decor, LVT flooring, window with obscured glazing to rear aspect.



## Rear Garden

An excellent size, very private and enclosed, south westerly facing rear garden with lawn area, swimming pool and patio/terrace.





## Swimming Pool

An efficient, raised swimming pool with un-heated running costs (pump and filter only) of only approximately £2 per day with decked and fenced boundaries. Paved terrace/outdoor entertaining space and pathway with artificial grass covering.

---

## Agents Opinion

Priced to sell, this really is a very sizeable and highly desirable property. With over 2100 sq ft of living space, the price tag makes it an incredibly good buy for the area and in today's fast moving market. And if you're partial to a dip in the garden then this beautiful property even comes with its own swimming pool. Call us today to arrange your bespoke viewing.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band H

---



Ground Floor

**Approximate total area<sup>(1)</sup>**

1378 ft<sup>2</sup>  
128.1 m<sup>2</sup>

**Reduced headroom**

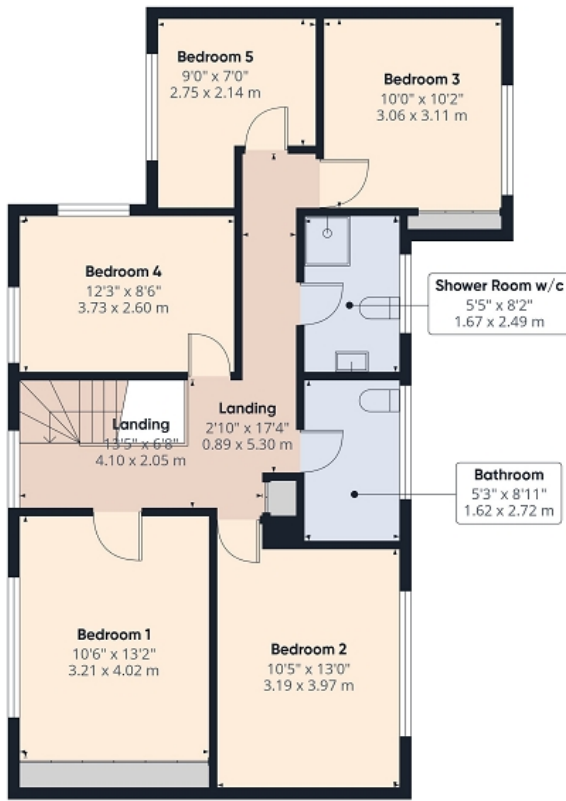
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFI/TE360



Floor 1

**Approximate total area<sup>(1)</sup>**

809 ft<sup>2</sup>  
75.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFI/TE360



### Ground Floor



Floor 1

Approximate total area<sup>71</sup>203.4 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding bulb onions and tarragons

Reduced headroom

..... Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFF 360


*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                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |           |
|---|---------|--|---|---------|-----------|
|   | Current | Potential                                      |   | Current | Potential |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                              |         |  | (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         | 83   | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            | 72      |  | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England, Scotland & Wales
 

EU Directive 2002/91/EC
 

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.

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.