



Edwards & Co
property sales & lettings

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Rhodffa Groes Wen Cardiff CF5

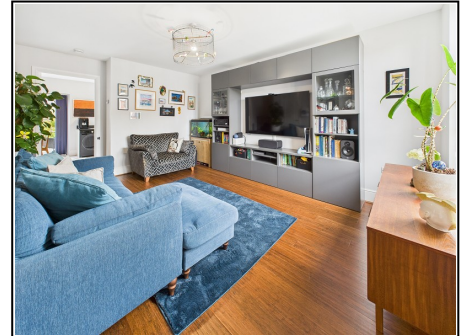
Guide price £365,000



- Modern 3 double bedroom family sized home
- Beautifully presented and upgraded throughout
- Excellent size principal reception room
- Stylish and open-plan kitchen and dining room
- 3 spacious bedrooms - bed 1 with en-suite shower/wc
- First floor family bathroom + ground floor w/c
- Landscaped rear garden with covered decked terrace
- Double width driveway parking
- Modern build and remainder of 10 year NHBC
- NOT TO BE MISSED

Ref: PRA53678

Viewing Instructions: Strictly By Appointment Only



General Description

Recently constructed and beautifully presented 3 bedroom Redrow home in Plasdwr, Radyr Edwards and Co are delighted to offer for sale this spacious and enviably located mid-terrace family-sized home positioned conveniently for all the areas' amenities and road and rail links with Cardiff City centre. MUST BE VIEWED.



Driveway & Front Entrance

Double width tarmacadam car parking and paved pathway leading to central access to rear garden. Colourful planted border.



Covered Porch

Covered storm porch and anthracite composite front door. Outside light.



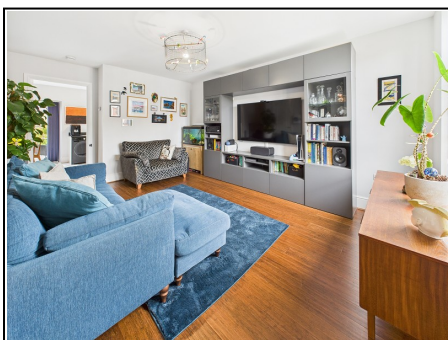
Entrance Hallway

Brightly decorated and welcoming entrance hallway. Doors off to principal reception room and ground floor w/c. Modern decor, bamboo flooring, central pendant light fitting, radiator.



Ground Floor WC

Modern ground floor facility with close coupled w/c and wall hung wash hand basin. Bright decor and flooring. Pendant light fitting and extractor.



Principal Reception Room

A fabulous main living room with large PVC window overlooking the front aspect and door to the kitchen and dining room to the rear. Brightly decorated, bamboo flooring, pendant light fitting and radiator. Under-stairs storage cupboard. Ample space for lounge suites, media wall and occasional furniture.



Kitchen

Modern and stylish kitchen with a generous selection of base and tall larder units with square edge work tops. Gas hob with extractor above, eye level oven and grill, integrated dishwasher and fridge freezer, plumbed for washing machine, high gloss marble tiled flooring, spotlights and window overlooking the rear garden.



Dining Area

Open plan to the kitchen and with the floor and decor flowing through, spacious dining area, pendant light fitting, radiator, large PVC French doors to decked terrace and rear garden.



First Floor Landing

Carpeted staircase leads up from the principal reception room to the brightly decorated landing area with doors off top all first floor rooms and storage/airing cupboard. Pendant light fittings, loft hatch.



Bedroom 1 with En Suite Shower Room

An excellent size double bedroom with fitted and freestanding wardrobes, window overlooking the rear garden, modern decor, carpet, pendant light fitting and radiator. Door to en-suite shower room/wc.



En Suite to Bedroom 1

Stylish and spacious en-suite with shower cubicle with folding door, close coupled w/c and wall hung wash hand basin. Modern decor, towel-rail radiator, tiled floor and window with obscured glazing overlooking the rear garden.



Bedroom 2

Bedroom 2 is another excellent size double bedroom, this time with a large PVC window overlooking the front aspect. Modern decor, carpet, light fitting, radiator.



Bedroom 3

Even bedroom 3 will accommodate a double bed or 3/4 size bed if desired. PVC window overlooking the front aspect, carpet, pendant light fitting and radiator.



Family Bathroom

Brightly decorated with modern 3 piece suite, pvc flooring, light fitting, radiator and extractor.



Rear Garden

The current owners have spent a small fortune and a lot of time and effort with their 'showpiece' rear garden. This private and enclosed, southerly facing garden space has lawn, garden shed, Cotswold stone chipping's all-weather area and covered decked terrace. Central shared access with gate to the front of the property.



Decked Terrace

Decked outside entertaining area overlooking the rear garden with pergola and sliding sunshade.

Agents Opinion

This property really does have the 'wow-factor' The current owners have transformed their new build home into a stylish 'show-home' with their impeccable decor, fixtures and fittings. This truly is an immaculate and 'fully-formed' family sized home and must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

Entrance Hallway
4'9" x 4'1"
1.45 x 1.25 m



Approximate total area⁽¹⁾
442 ft²
41.1 m²

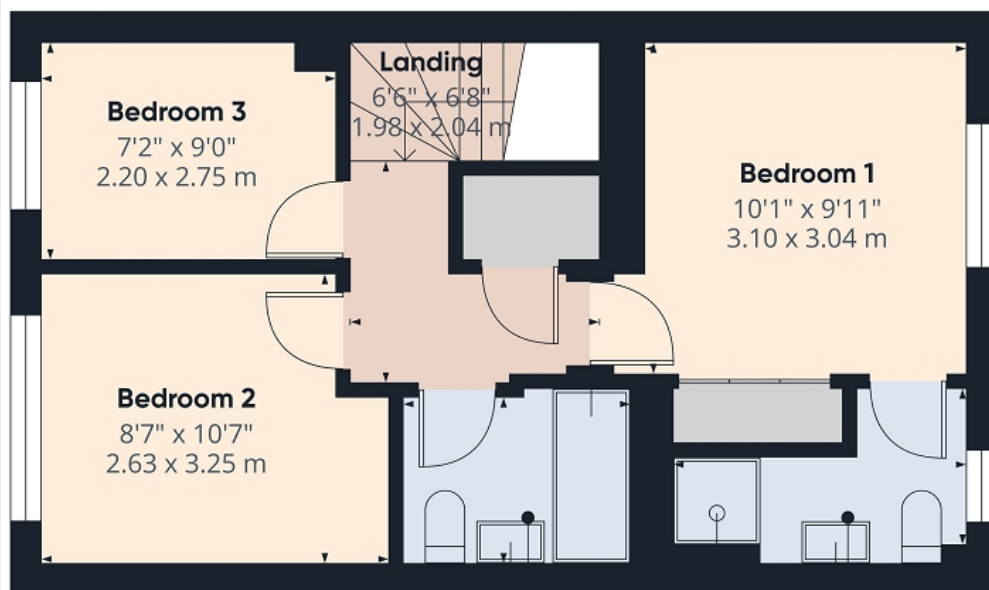
Balconies and terraces
98 ft²
9.1 m²

(1) Excluding balconies and terraces

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

GRAFITE360

Ground Floor



Approximate total area⁽¹⁾
392 ft²
36.3 m²

(1) Excluding balconies and terraces



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

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Floor 1



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96	(92+) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.