



Edwards & Co
property sales & lettings

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Llwynfedw Road
Birchgrove
Cardiff
CF14

£1,450 Monthly



- AVAILABLE NOW - UNFURNISHED
- OPEN PLAN KITCHEN/DINING ROOM
- LOUNGE WITH FRENCH DOOR TO CONSERVATORY
- 2 DOUBLE + 1 SINGLE BEDROOM + FAMILY BATHROOM
- FRONT GARDEN WITH PARKING AND GATE TO REAR
- RENT £1450, BOND DEPOSIT £1550
- MINIMUM TERM 12 MONTHS
- EPC RATING D, COUNCIL TAX BAND E
- HOLDING DEPOSIT £333.33 *CONDITIONS APPLY*
- LET AND MANAGED BY EDWARDS & CO



Ref: PRA53689

Viewing Instructions: Strictly By Appointment Only

General Description

3 BEDROOM MID TERRACED HOUSE IN BIRCHGROVE, CARDIFF - AVAILABLE NOW. The property comprises of a kitchen open plan to the dining room with doors to a conservatory, a separate reception room with doors to the conservatory, and an enclosed rear garden. Three bedrooms, two of which can accommodate a double bed and a further single bedroom and a family bathroom to the first floor. The property further benefits from off road parking for one car and a side entrance to the rear. Early viewing's are recommended. ***HOLDING DEPOSIT OF £333.33 IS EQUIVALENT TO ONE WEEKS RENT AND IS SUBJECT TO SUCCESSFUL REFERENCING AND SUBJECT TO CONTRACT***



Front Garden

Off road parking for one vehicle, hedging, lawn, mature shrubs and plants, trees, gas meter box, wrought iron gate giving shared access to rear garden, wooden gate to rear garden.



Front Entrance

Path to composite double glazed front door, giving access to entrance hallway.



Entrance Hallway

Smooth plastered ceiling, single light pendant, smoke alarm, smooth plastered and painted walls, double radiator, carpet, storage cupboard housing electric consumer box.



Lounge (17' 5" Max x 10' 0" Max) or (5.31m Max x 3.04m Max)

Papered ceiling, 2 single light pendants, coving, smooth plastered walls, uPVC double glazed window to front, 2 double radiators, carpet, glazed French doors to conservatory.



Kitchen / Breakfast Room (8' 7" x 7' 6") or (2.62m x 2.29m)

Smooth plastered ceiling, spotlights, single light pendant, coving, smoke alarm, uPVC double glazed window to front, smooth plastered walls, part tiled walls above work tops, inset stainless steel sink with chrome mixer tap, range of wall, base and drawer units with chrome T-bar handles, inset Lamona electric hob and electric oven below, stainless steel extractor over, laminate floor, space for washing machine and fridge.



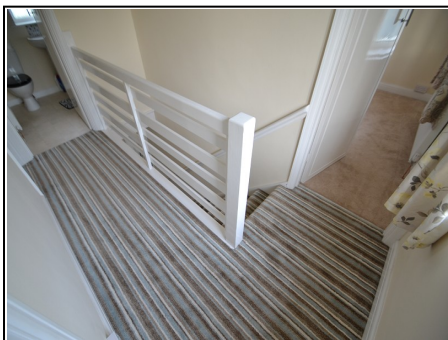
Dining Room (10' 10" Max x 10' 7" Max) or (3.31m Max x 3.22m Max)

Smooth plastered ceiling, single light pendant, coving, smooth plastered walls, double radiator, wooden framed French doors to conservatory, fire place with tiled surround and hearth.



Conservatory (7' 11" x 25' 1") or (2.41m x 7.65m)

Poly carbon fibre roof, uPVC double glazed structure, uPVC double glazed patio doors to rear, laminate floor, two double radiators, under stairs storage cupboard, two wall lights.



Landing

Smooth plastered ceiling, single light pendant, smoke alarm, loft access, smooth plastered walls, carpet, uPVC double glazed window to rear.



Bedroom 1 (17' 5" Max x 9' 11" Max) or (5.31m Max x 3.03m Max)

Smooth plastered ceiling, single light pendant, picture rail, , uPVC double glazed windows to front and rear, two double radiators, smooth plastered and painted walls, carpet.



Bedroom 2 (10' 0" x 8' 6") or (3.06m x 2.60m)

Smooth plastered ceiling, single light pendant, smooth plastered and painted walls, carpet, uPVC double glazed window to front, double radiator, wardrobe/cupboard with sliding doors and housing Ideal Logic combination central heating boiler.



Bedroom 3 (7' 0" x 9' 9") or (2.13m x 2.98m)

Smooth plastered ceiling, single light pendant, picture rail, smooth plastered and painted walls, carpet, double radiator, uPVC double glazed window to rear.



Bathroom (6' 2" x 6' 10") or (1.88m x 2.08m)

Smooth plastered ceiling, spotlights, uPVC double glazed window in obscure glass to front, smooth plastered and painted walls, three piece white suite comprising bath with chrome taps, shower over, glazed entry door, pedestal wash hand basin with chrome mixer tap and tiled splash back, low level toilet with push button flush, double radiator, vinyl floor covering.



Side Access

Gated side access



Rear Garden

Steps to lawn, mature shrubs, plants and trees, traditional line, patio, wooden gate to front, fencing and brick boundary wall, coal bunker, wooden shed.

Agents Note

Please note, photographs were taken prior to last tenants so actual property condition may differ slightly.

Services

Mains electricity, mains water, mains drainage, mains gas.

EPC Rating:56

Tenure

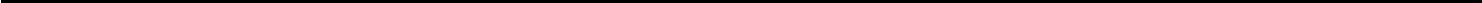
We are informed that the tenure is

Council Tax

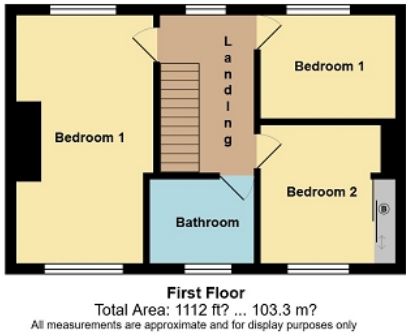
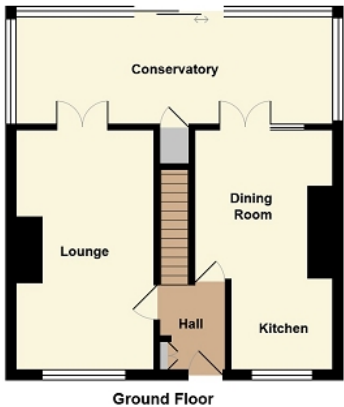
Band E

Directions


From our Rhiwbina office head south-east on Heol-Y-Deri towards Lôn Fach. Continue onto Pantbach Rd. Turn left onto Llwynfedw Rd.




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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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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		76
(55-68) D		
(39-54) E	50	
(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.