



Edwards & Co
property sales & lettings

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**Caer Wenallt
Cardiff
CF14**

Guide Price £290,000



- Spacious 2 double bedroom semi-detached family sized home
- 2 ground floor bedrooms + 2 spacious loft rooms
- Excellent size living/dining room
- Ground floor shower room w/c
- Spacious kitchen/breakfast room + conservatory
- Modern block paved driveway
- Single garage + garden storage rooms
- Front and rear gardens
- In need of total refurbishment
- Rhiwbina PS, Whitchurch HS and Ysgol y Wern catchments



Ref: PRA53691

Viewing Instructions: Strictly By Appointment Only

General Description

Very well-located semi-detached 2 storey 'bungalow' in need of total refurbishment in Pantmawr Edwards and Co are delighted to offer for sale this very spacious property located in one of Cardiff's most desirable areas. The property has not been modernised since the mid 70's and therefore will need upgrading throughout, however offers 2 ground floor bedrooms and 2 useable loft rooms together with living/dining room, kitchen/breakfast room and ground floor shower room/wc. NOT TO BE MISSED.



Driveway & Front Entrance

Lengthy and sloping block paved driveway leading to the garage and rear garden and providing pedestrian access to the front entrance.



Front Garden

Low maintenance front garden with block wall boundaries and steps with handrail to front of property.



Entrance Porch

Modern uPVC front door providing access to internal entrance porch and hallway.



Entrance Hallway

Spacious entrance hallway with access doors to all ground floor rooms.



Bedroom 1

A very good sized double bedroom with large window overlooking the front garden.



Bedroom 2

Another spacious double bedroom with built in storage/wardrobe and large window overlooking the front aspect.



Shower Room/Wc

A sizeable ground floor facility with shower cubicle, w/c and wash hand basin and window with obscured glazing overlooking the side aspect.



Kitchen and breakfast room

An excellent size kitchen/breakfast room with a range of base and wall units, sink and cooker. Windows to side and rear aspects, door to conservatory and serving hatch to principal reception room.



Living/Dining Room

A very generously-proportioned living/dining room with sliding patio doors opening to conservatory and wooden stairs rising to loft rooms.



Conservatory

A sizeable 'ground floor' conservatory with uPVC windows overlooking the rear garden and with undercroft garden storage.



First Floor Landing

Wooden staircase leads up from the ground floor to landing with doors to both loft rooms.



First Loft Room

An excellent size first floor and very useable loft room with built in storage and freestanding shower cubicle. Window to side aspect, door to eaves/attic storage.



Second Loft Room

A well-proportioned room with high level window and access 'hatch' to additional eaves storage.



Rear Garden

A very good size, gently sloping, private and enclosed garden laid mainly to lawn with mature hedgerow boundaries.



Garage

Single brick-built garage with up and over door. Previous evidence of power and light.



Garden Storage Room

Located below the conservatory are 2 undercroft storage rooms.

Agents Opinion

Although in need of a total makeover, this spacious and very well-located family sized home could be the perfect project for someone looking to move to this fabulous area on a restricted budget. The property offers 2 storey accommodation, gardens, driveway and garage. Not to be missed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

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		
(55-68) D		
(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		
(55-68) D		
(39-54) E		
(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.