



**Edwards & Co**  
property sales & lettings

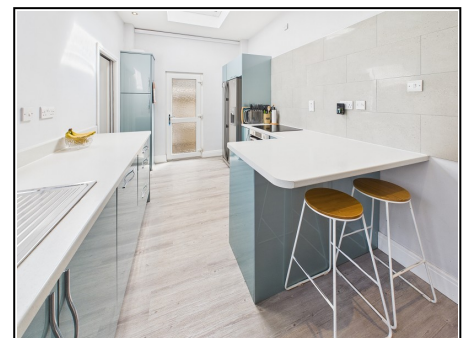
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**Caer Wenallt  
Pantmawr  
Cardiff  
CF14**

**Guide Price £475,000**



- Extended 4 bedroom semi detached family sized home
- 3 open plan reception rooms
- Modern kitchen/breakfast room
- Large fully fitted utility room
- Large loft extension with en-suite and dressing room
- Very well presented and maintained throughout
- Double width driveway + garage
- Private and enclosed rear gardens
- Rhiwbina PS, Whitchurch HS and Ysgol Melyngriffith catchments
- FIRST CLASS OPPORTUNITY



**Ref: PRA53701**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Spacious and significantly extended 4 bedroom 3 reception room family-sized home\* Edwards and Co are delighted to offer for sale this fabulously located and very-well presented family home in Pantmawr. The property offers 3 open-plan reception rooms, kitchen/breakfast room and large utility room together with 3 double bedrooms, the loft bedroom with en-suite and dressing room, plus 1 sizeable single/three-quarter double bedroom. The property must be viewed internally to be fully appreciated.

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## Driveway & Front Entrance

Double width driveway for 2 vehicles leading to the attached garage. Modern doorway leading into property.

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## Front Garden

Sizeable front garden laid with Cotswold stone inlay. Block boundary wall.

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## Garage

Attached single garage with high ceiling and powered access door. Side access to rear garden.

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## Entrance Hallway

This entryway features a spacious hallway with a classic herringbone-patterned wooden floor, which adds character to the area. The walls are painted in a neutral tone, providing a bright and airy atmosphere. A staircase with carpeted steps leads to the upper level, while natural light enhances the warm ambience. The layout offers direct access to rooms leading off the hallway, making it a functional and welcoming entrance to the property.

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## Front Reception Room

This inviting living space is a bright and airy reception room, enhanced by large windows that allow ample natural light to flow in. The walls are painted in neutral tones, creating a warm and welcoming environment. The flooring offers a practical yet aesthetically pleasing surface, contributing to the overall charm of the space. The layout provides a functional area for relaxation or social gatherings, making it a perfect space for both entertaining and everyday living. Sliding doors open to the middle reception room.

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## Middle Reception Room

This spacious living room features an inviting layout that maximises natural light and connectivity to adjacent areas. The walls are adorned with a tasteful floral wallpaper, adding a touch of elegance to the space. A large opening leads to a dining area, seamlessly blending indoor and outdoor environments. The flooring combines carpet and hard surfaces, providing comfort and practicality. The ceiling is equipped with modern lighting, enhancing the overall ambiance of the room. The design promotes a warm and welcoming atmosphere, ideal for social gatherings or relaxation. Open plan to the dining area to the rear.

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## Dining Room

This spacious dining area features large windows and bi-folding doors that allow ample natural light to fill the space, creating a bright and welcoming atmosphere. The room offers direct views of the garden, enhancing the overall sense of openness. The ceilings are equipped with a wooden structure that adds character and warmth. Accessible through wide openings, the area provides an inviting flow between indoor and outdoor spaces. The flooring is carpeted, contributing to a comfortable and cosy environment, ideal for family gatherings and entertaining guests.

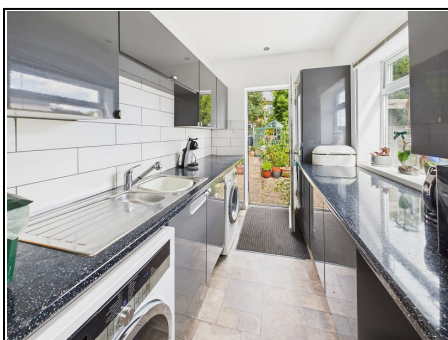
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## Kitchen and breakfast room

This contemporary kitchen/breakfast room features a sleek layout, designed to maximise space and functionality. The room is filled with natural light, thanks to a remotely controlled skylight, creating a bright and inviting atmosphere. The elegantly styled walls and flooring contribute to a modern aesthetic, while the streamlined design ensures a practical work environment. A side door provides convenient access to the outside, enhancing the flow of the space. Overall, this kitchen is thoughtfully designed for both cooking and socialising. Rear door to utility room extension.

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## Utility Room

The utility room features a modern 'kitchen' design with sleek cabinetry and ample worktop space. The layout allows for efficient movement, connecting the interior to an outdoor area through a doorway. Natural light floods the space through multiple windows, enhancing the overall brightness. The flooring is practical and complements the contemporary aesthetic of the kitchen. Plumbed for laundry appliances. Cupboard housing the hot water boiler.

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## First Floor Landing

This space features a staircase leading to the upper level, with natural light streaming in through large windows. The walls are painted in a neutral tone, and carpet flooring covers the steps and hallway, providing a warm and inviting atmosphere. A railing along the staircase enhances safety and accessibility. The layout allows for easy movement through the area, with direct access to adjacent rooms. Overall, the space offers a functional and well-lit transition between levels in the property.

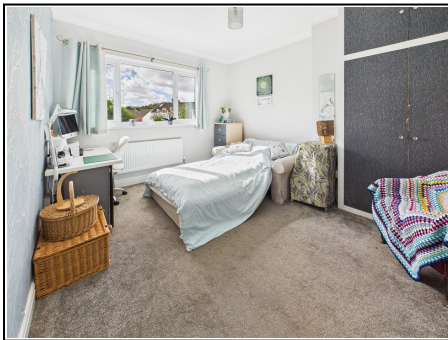
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## Bedroom 2

This spacious bedroom offers a bright and inviting atmosphere, enhanced by natural light streaming through the large window overlooking the rear aspect. The room features a well-chosen colour scheme with accent walls, creating a warm and comfortable environment. The carpet adds a touch of homeliness, while the layout allows for easy movement and functionality. Ample storage options are available, contributing to the tidy and organised feel of the space. Overall, this bedroom provides a versatile area suitable for various uses.

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## Bedroom 3

This spacious double bedroom features large windows overlooking the front aspect that allow natural light to flood the space, creating an inviting atmosphere. The walls are presented in a neutral colour palette, complemented by soft carpeting underfoot, enhancing the overall sense of warmth and comfort. The layout offers ample room for various configurations, allowing for versatility in use. The presence of natural light and open layout contributes to a bright and airy environment.

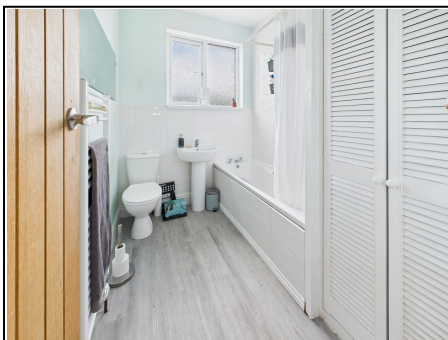
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## Bedroom 4

This room offers a functional and larger than average single bedroom space. It features neutral wall colours, allowing for a bright and airy atmosphere. The layout efficiently utilises the available space, providing areas suitable for both work and relaxation. Natural light enters the room, further enhancing the overall ambiance. The flooring is carpeted, contributing to a warm and inviting feel.

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## Family Bathroom

This contemporary bathroom features a neutral colour palette, creating a bright and welcoming atmosphere. The room is designed for both functionality and comfort, with ample natural light streaming in through a window. The layout optimizes space, ensuring ease of movement, and the flooring adds a modern touch. Overall, this bathroom presents a clean and inviting environment, perfect for relaxation. Cupboard housing hot water storage tank.

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## Staircase to Second Floor

This well-lit staircase leads to the upper level of the property, with natural light streaming in through a strategically placed window. The walls are painted in a soft, neutral colour, contributing to a bright and airy feel. The staircase is carpeted, providing comfort underfoot, while the wooden banister adds a touch of warmth and character to the space. The layout is functional, with a clear path to the upper floor, making it easy to navigate. Overall, this area offers an inviting transition between levels.

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## Bedroom 1 with En Suite and Dressing Room

This truly impressive loft conversion features high, angled ceilings and large windows that allows for ample natural light, contributing to a bright and airy atmosphere. The neutral colour scheme enhances the overall sense of space and tranquillity. The room is versatile and can be adapted for various uses, such as a bedroom, office, or additional living area. The soft carpeting provides comfort underfoot, making it a welcoming retreat. The design is aesthetically pleasing, creating a modern yet cosy environment. Doors off to en-suite and dressing room.

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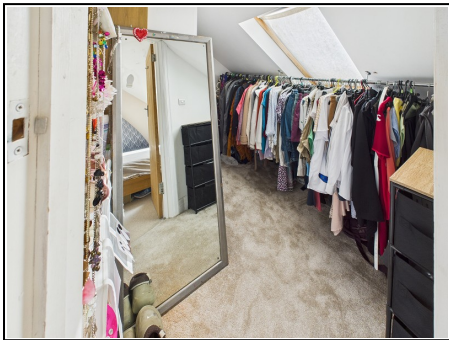


## En Suite to Bedroom 1

This contemporary en-suite shower room features a spacious layout with a light colour scheme. The flooring is designed with neutral tones, contributing to a modern aesthetic. The room is well-illuminated with natural light, creating an inviting atmosphere.

Key features include a shower area that complements the overall design and offers functional space. The minimalist style promotes ease of maintenance, making it practical for everyday use.

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## Dressing Room

This spacious room features a well-organised clothing storage area, with an extensive hanging rail accommodating a variety of garments. The room is illuminated by natural light through a skylight, contributing to an airy atmosphere. The flooring is carpeted, providing comfort underfoot. A mirrored surface enhances the sense of space and reflects light. Overall, this room serves as an ideal space for clothing organisation and storage, emphasising functionality and accessibility.

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## Rear Garden

A very private and enclosed rear garden laid mainly to lawn with well-tended /market garden/ borders and planted shrubs. A sheltered seating area is accessed from the dining room bi-folding doors. Greenhouse and garden shed are to remain. Well defined boundaries.

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## Greenhouse

Sizeable glasshouse to remain following the sale.

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## Garden Shed/Storage

Wooden garden shed to remain.

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## Agents Opinion

This really is a very spacious 3 storey property in an excellent location that has been significantly extended and very well maintained during the current ownership. The icing on the already rather impressive cake is the fabulously spacious loft conversion with its own en-suite shower w/c and separate dressing room. This property must be viewed internally to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

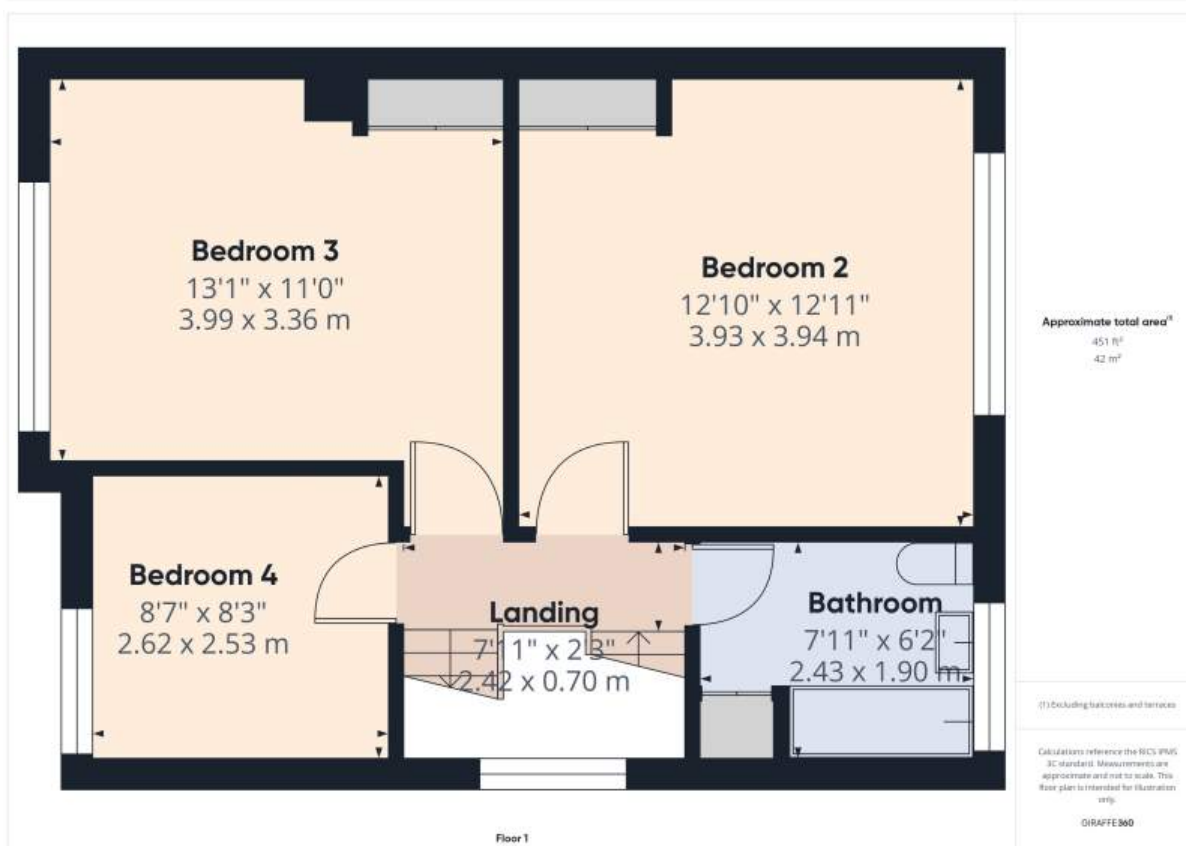
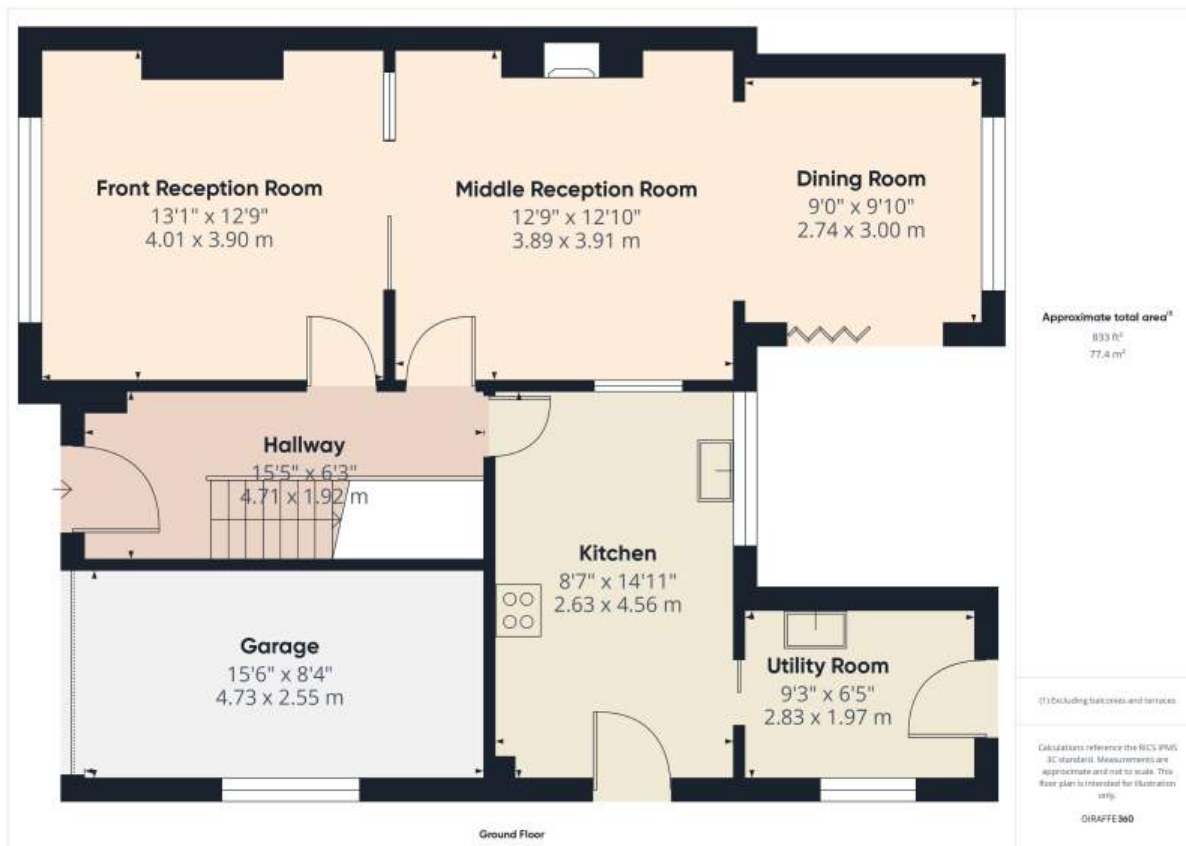
## Tenure

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>		
(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 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.