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property sales & lettings

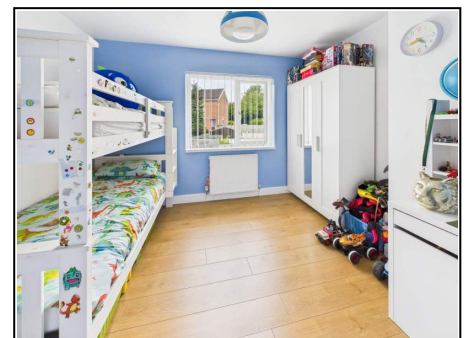
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**Bardsey Crescent
Llanishen
Cardiff
CF14**

Guide Price £315,000



- Spacious 3 bedroom family-sized home in Llanishen
- Very well presented and maintained throughout
- 2 excellent size front and rear reception rooms
- Stylish and sizeable kitchen + large utility room
- 2 excellent size double bedrooms + 1 sizeable single bedroom
- Modern family bathroom
- Ample driveway parking to front
- Generously proportioned rear garden with large terrace
- Room to extend if desired STPP
- First class English and Welsh medium schools



Ref: PRA53702

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented 3 bedroom semi-detached family sized home on a generous plot in Llanishen Edwards and Co are delighted to offer for sale this enviably located and very well maintained home. The property offers spacious accommodation over 2 floors together with ample parking and an excellent size rear garden and patio terrace. Not to be missed.



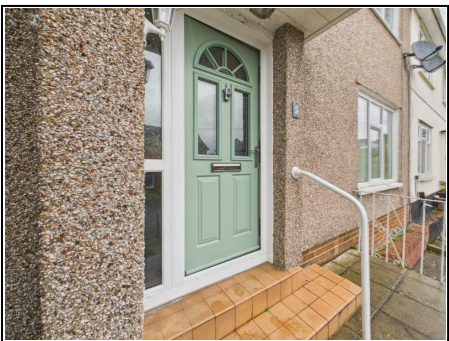
Driveway

This property features a spacious exterior view, showcasing a well-maintained garden area with a combination of greenery and paved surfaces. The entrance is accessible via steps leading up from the parking area, providing a welcoming approach to the home. Ample side-by-side parking spaces.



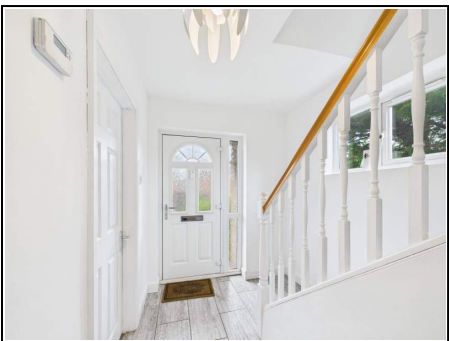
Front Garden

The outdoor space is enhanced by a variety of greenery, including shrubs and plants that provide a welcoming atmosphere. A pathway composed of sturdy stone steps leads up to the entrance, creating clear access to the home. The garden area is predominantly laid to lawn with a mixture of established plants and foliage, contributing to the property's curb appeal. Surrounding the entrance is a wrought-iron railing, adding a touch of character to the exterior.



Covered Storm Porch

The covered entrance porch has a distinctive mint green front door, which adds a touch of character and colour to this lovely property. The entrance area is framed by a textured stone finish, lending a robust appearance. The doorway opens to a pathway leading up a few steps, offering access to the interior.



Entrance Hallway

This spacious entrance hall boasts a bright and welcoming atmosphere, highlighted by natural light streaming in through strategically placed windows. The area features a staircase leading to the upper floor, enhancing its vertical space. The neutral colour palette creates a clean and modern look, while the flooring is practical and easy to maintain. Overall, this entrance hall provides a seamless transition into the rest of the property, setting a pleasant tone for your home.



Kitchen

This kitchen features a spacious layout designed for both functionality and style. It showcases a combination of sleek cabinetry with a contemporary aesthetic, complemented by a wooden worktop that adds warmth to the space. The walls are partially tiled, creating a clean and practical area for cooking and food preparation. Large windows allow for ample natural light, enhancing the bright atmosphere. The flooring consists of tiles that provide durability and easy maintenance. Overall, this kitchen offers an inviting environment, perfect for culinary activities and social gatherings.

Utility Room

Large utility room with access from the kitchen and with a rear door opening to the garden. The room is currently being used for storage and therefore is yet to be photographed



Dining Room

This dining area features a spacious layout with a layout that allows ample natural light. The room has light grey walls, contributing to a bright and airy atmosphere. It includes access to the outdoor space, enhancing indoor-outdoor living. The flooring is designed for durability, complementing the overall aesthetic of the room. The configuration of the space provides a functional area for dining and social gatherings.



Principal Reception Room

The spacious living room features large windows that allow ample natural light to fill the space. The neutral wall colours create a warm and inviting atmosphere. The flooring is made of a durable material that adds to the practicality of the area. The room offers a versatile layout, making it suitable for various arrangements and uses. With its generous dimensions, it provides a comfortable environment for relaxation and entertainment.



First Floor Landing

The spacious landing area features neutral decor, including light walls that enhance the sense of brightness and openness. The flooring transitions from a soft carpet on the stairs and landing to a durable surface in the adjacent area, providing a practical yet stylish approach. Natural light flows in through the windows, accentuating the inviting atmosphere. The layout allows for easy movement between rooms, creating a functional and welcoming space.



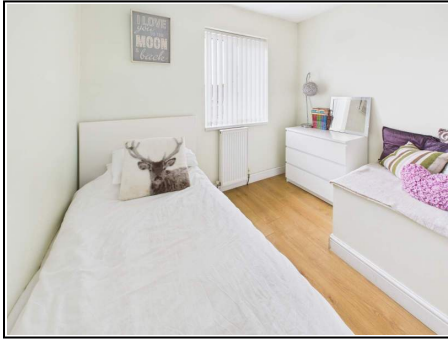
Bedroom 1

The spacious double bedroom features a light, airy atmosphere with large windows that allow plenty of natural light to flood the space. The flooring is a warm-toned material, contributing to the inviting feel of the room. The neutral wall colours enhance the overall brightness and provide a versatile backdrop that complements various decor styles. The layout allows for easy movement throughout the room, making it a comfortable retreat.



Bedroom 2

This well-lit children's bedroom features a light blue colour scheme on the walls, creating a cheerful and inviting atmosphere. A large window allows for ample natural light, enhancing the sense of space and openness. The flooring is a warm wooden finish, contributing to a cozy ambiance. The room is designed to be functional and adaptable for various uses.



Bedroom 3

Bedroom 3 is a well-proportioned room offering a bright and airy atmosphere, enhanced by natural light from the window. The walls are painted in a light colour, contributing to a spacious feel. The room features a smooth, sturdy floor surface, making it suitable for various layouts and designs. Overall, it presents a versatile space ideal for a variety of uses.



Family Bathroom

A very well-appointed bathroom featuring a modern tiled design with a combination of textured and glossy finishes. The wall is adorned with a mosaic tile pattern that adds a contemporary touch. The flooring is laid with large tiles, providing a cohesive look throughout the space. The room benefits from natural light, enhancing the overall ambience. A practical layout includes distinct areas for bathing and washing, making it both functional and aesthetically pleasing.



Rear Garden

This spacious outdoor area features a well-maintained patio that provides a perfect setting for relaxation and outdoor activities. The garden is predominantly laid to lawn, offering ample green space. A wooden fence surrounds the garden, ensuring privacy. Nearby, there is a dedicated storage shed, adding functionality to the space. The garden layout allows for a variety of landscaping possibilities, making it suitable for various outdoor uses.



Paved Terrace

The property features a well-maintained outdoor space comprising a paved patio area adjacent to a lawned garden. The garden is enclosed by a wooden fence, offering a degree of privacy. The paved area provides a practical surface for various uses, while the lawn presents an opportunity for greenery and relaxation. The overall layout allows for potential alterations or landscaping to suit preference.



Garden Shed/Storage

This outdoor area features a paved surface, providing a functional space for various uses. Adjacent to a wooden perimeter fence, the area is complemented by some greenery, creating a pleasant environment. A garden shed is also present, offering convenient storage solutions.

Agents Opinion

This really is a very well-presented and ideally located family home that has been modernised throughout in its recent history. The property is located with a short distance of both Llanishen and Llanishen Fach shopping areas and with walking distance of Llanishen High School and Ysgol y Wern Welsh medium primary school. Not to be missed.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

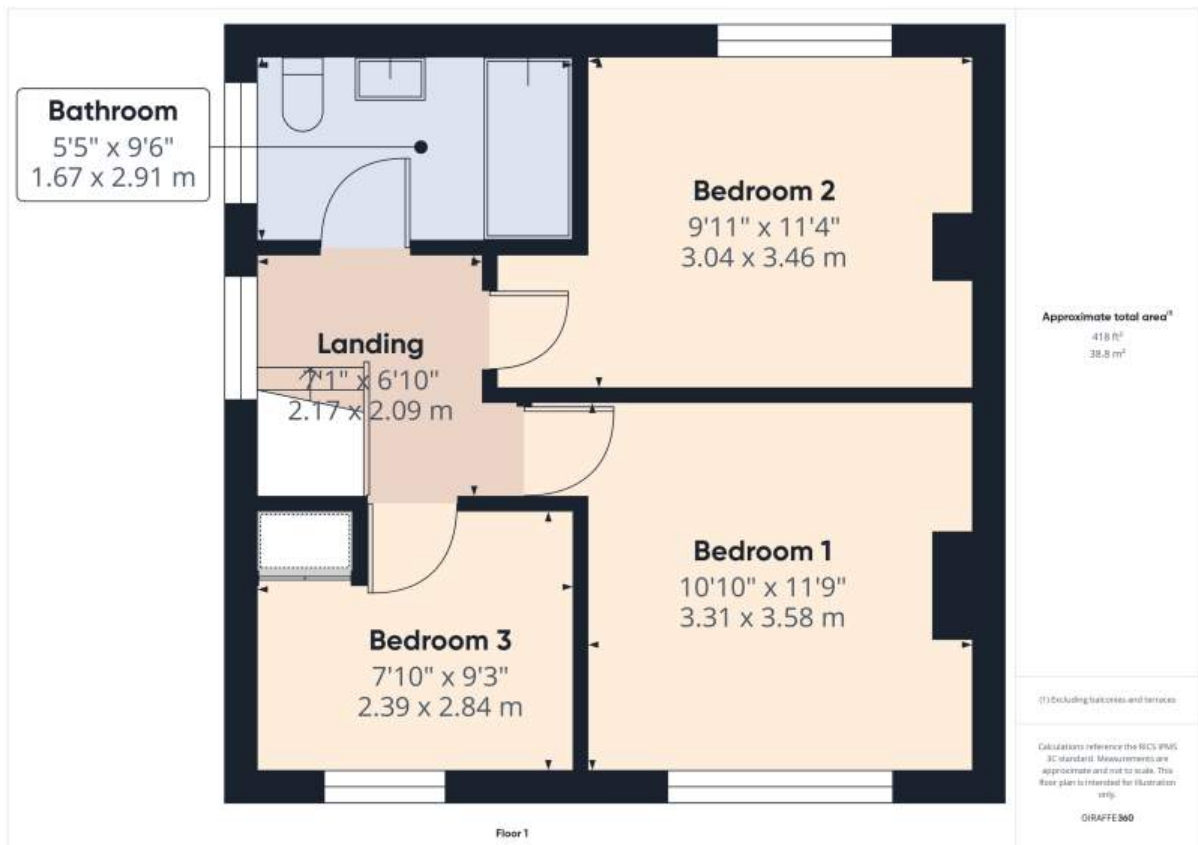
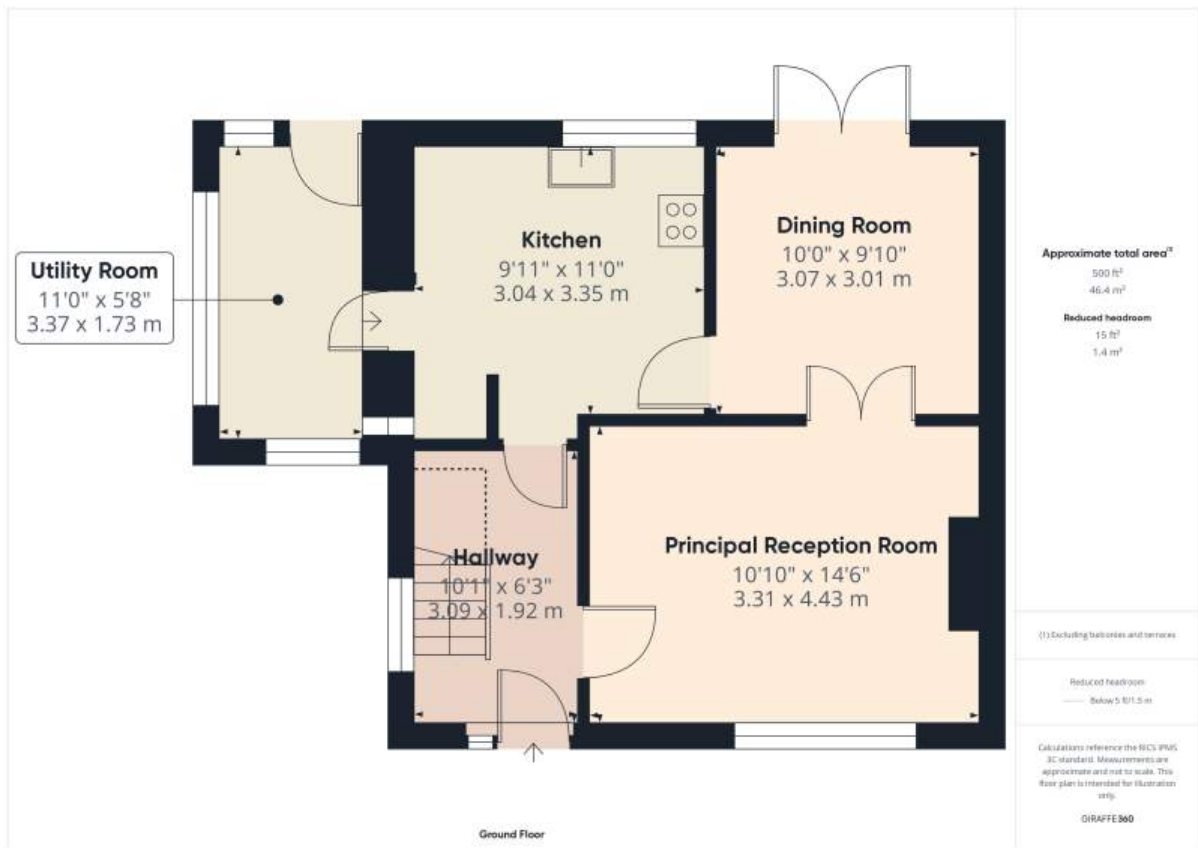
EPC Rating:63

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band D





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			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		75	(69-80) C		
(55-68) D	63		(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.