



Edwards & Co
property sales & lettings

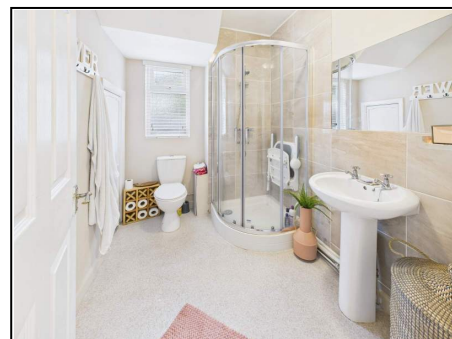
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**Park Crescent
Whitchurch
Cardiff
CF14**

Guide Price £210,000



- Spacious and stylish 1 double bedroom ground floor apartment
- Excellent size living/dining room
- Modern fully fitted kitchen
- Generously proportioned double bedroom
- Very spacious shower room/wc
- Beautifully presented and maintained throughout
- Private and enclosed rear garden + shared driveway parking
- Modern garden cabin/home office
- Share of Freehold
- Ideal first time buy or down-sizer



Ref: PRA53705

Viewing Instructions: Strictly By Appointment Only

General Description

A beautifully resented and ideally located 1 double bedroom ground floor apartment in Whitchurch Edwards and Co are delighted to offer for sale this fabulous property located close to Coryton Railway station and all the local amenities of the nearby Village centre. The property, a former semi-detached house, occupies the ground floor area and benefits from a share of the freehold and a private and enclosed rear garden and garden building.



Front Garden

Communal (shared with upstairs apartment) low maintenance front garden laid predominantly with stone chippings. Adjacent driveway leads to private entrance to ground floor property.



Driveway

Shared driveway leading to private access to the ground floor property. The area is predominantly gravelled, ensuring low maintenance while offering ample outdoor space.



Rear Garden

This property features a well-maintained garden space, accessible via a pathway leading to a modern garden building/cabin. The area is laid with gravel, providing a low-maintenance surface suitable for various outdoor activities. A wooden garden storage shed will also be included in the sale of the property. Surrounding the space are wooden fences, enhancing privacy while allowing for a pleasant outdoor atmosphere. The overall layout offers a versatile area ideal for a variety of uses.



Garden Building

A modern and more recently constructed garden cabin. The building has been fully insulated and has power and lighting and a Velux roof window. The cabin is used as both an artists studio and guest accommodation when required.



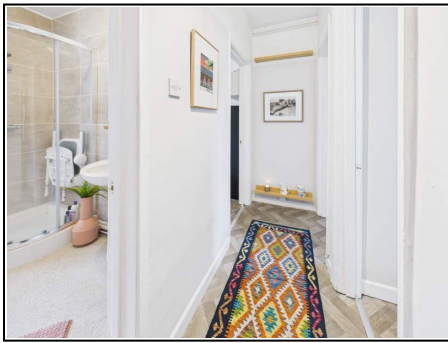
Rear entrance

Outdoor paved sitting area and contemporary stable-style entrance door leading into the property.



Kitchen

The sleek and stylish kitchen features a functional layout with a combination of cabinetry and countertop space. The work surfaces are complemented by a contemporary splashback, enhancing the overall modern aesthetic. Natural light is welcomed through the window, which not only brightens the space but also provides ventilation. The flooring exhibits a practical design, suitable for kitchen use. The arrangement allows for efficient movement and workflow, making the space ideal for daily cooking tasks.



Hallway

A well-lit hallway that provides a clear view of adjacent spaces. The flooring features a distinctive herringbone pattern, adding character to the area. A vibrant rug runs along the centre, enhancing the aesthetic appeal of the corridor. The walls are neutrally painted, contributing to a bright and airy atmosphere. Natural light from nearby openings can be seen illuminating the space. Overall, the hallway is designed to facilitate easy movement while maintaining a welcoming ambience.



Living Room

This inviting living room features large windows that allow ample natural light to fill the space, creating a bright and airy atmosphere. The room showcases a neutral colour palette, complemented by elegant flooring that enhances the overall aesthetic. The walls are smooth and lightly textured, contributing to a modern feel. Positioned to benefit from views of the front garden area, this space offers a tranquil setting for relaxation or entertaining guests.



Bedroom

The well-proportioned bedroom features ample natural light, thanks to its large windows. The room boasts a light and neutral colour palette, contributing to a bright and airy atmosphere. The flooring is crafted to provide warmth and comfort, enhancing the inviting feel of the space. Overall, this bedroom presents a tranquil retreat with plenty of potential for personalisation.



Shower Room/Wc

The modern shower room features a spacious layout, characterised by natural light streaming in through windows. The room includes a separate shower area, complemented by tiled walls and a neutral colour palette. The flooring is finished in a light, easy-to-maintain surface, enhancing the overall bright and airy feel. Storage solutions are available, allowing for practical organisation. The design reflects a contemporary aesthetic, suitable for everyday use.

Agents Opinion

This is an absolute stunner of a very well-proportioned 1 double bedroom ground floor apartment that is both enviably located and beautifully presented in equal measures. The property further benefits from having a professionally constructed and fully insulated garden cabin that doubles as both a home office/studio and guest accommodation if required. The property must be viewed internally to be fully appreciated.

Services

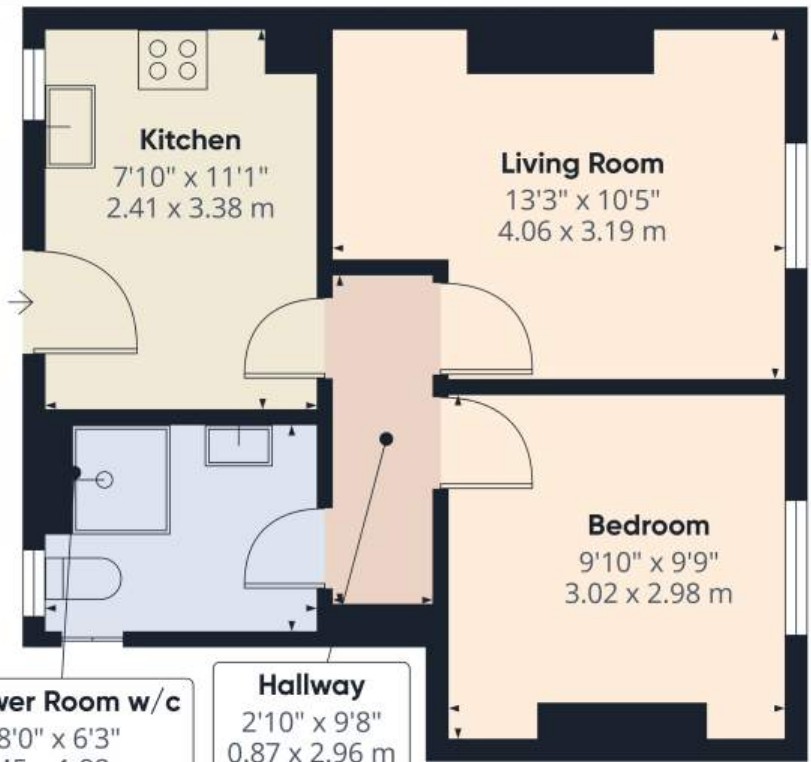
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



Shower Room w/c
8'0" x 6'3"
2.45 x 1.92 m

Hallway
2'10" x 9'8"
0.87 x 2.96 m

Kitchen
7'10" x 11'1"
2.41 x 3.38 m

Living Room
13'3" x 10'5"
4.06 x 3.19 m

Bedroom
9'10" x 9'9"
3.02 x 2.98 m

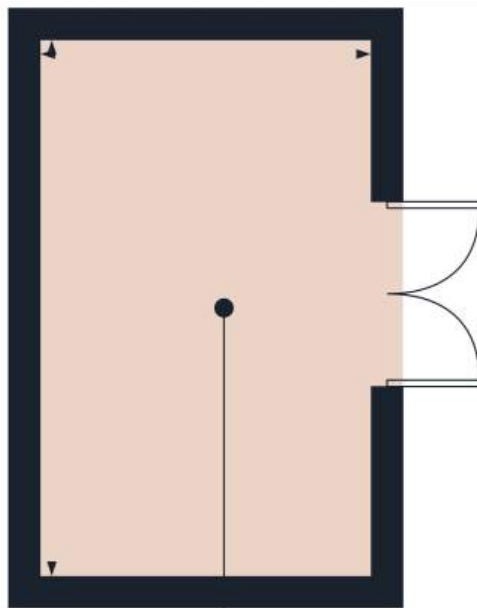
Ground Floor Building 1

Approximate total area⁽¹⁾
382 ft²
35.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360



Garden Room/Cabin
7'1" x 11'3"
2.18 x 3.45 m

Ground Floor Building 2

Approximate total area⁽¹⁾
82 ft²
7.6 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360



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	

Environmental Impact (CO₂) 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 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.