



Edwards & Co
property sales & lettings

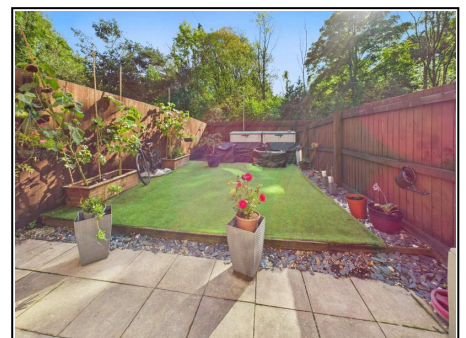
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Maes Ifor
Taffs Well
Cardiff
CF15

Offers in the region of £225,000



- Modern and spacious 2 double bedroom terraced home
- Sizeable main living room with doors opening to garden
- Excellent size kitchen/breakfast room
- 2 very well proportioned double bedrooms
- Modern family bathroom + ground floor w/c
- 2 parking spaces in front of property
- Private and enclosed rear garden + patio terrace
- Well maintained and presented throughout
- Ideally located for Cardiff City centre and all local amenities
- NOT TO BE MISSED

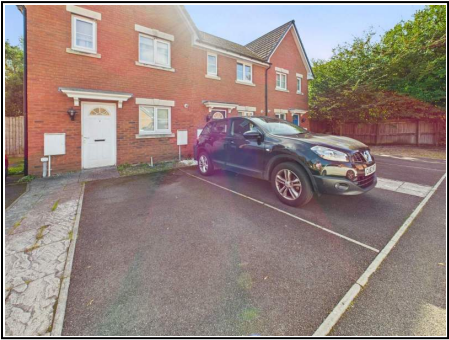


Ref: PRA53708

Viewing Instructions: Strictly By Appointment Only

General Description

Conveniently located and spacious 2 double bedroom terraced home in Glan-y-Llyn, Taffs Well Edwards and Co, Cardiff are delighted to offer for sale this modern house, located in this quiet cul-de-sac and only a short distance from all the local amenities and A470 and M4 links to Cardiff City centre and beyond.



Driveway

2 allocated side-by-side parking spaces to the front of property.



Entrance to property

This property features an attractive exterior with a modern brick façade. The entrance is framed by well-maintained landscaping, including a combination of gravel, plants, and a wooden border. The pathway leading to the front door is paved and provides easy access. The door itself is a contemporary design with a rounded window feature, enhancing the welcoming appeal.



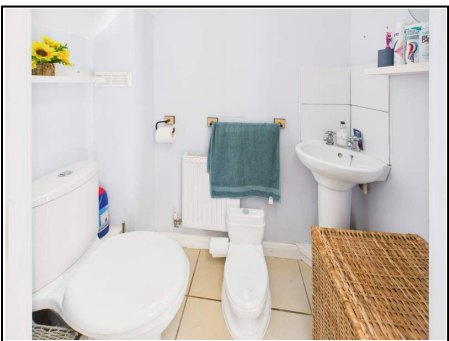
Entrance Hallway

A bright and welcoming hallway featuring a staircase that leads to the upper levels. The walls are finished in a soft grey hue, creating a light and airy atmosphere. Natural light flows through from adjacent spaces, enhancing the overall brightness of the area. The flooring comprises a mix of carpet on the staircase and wooden flooring, contributing to a welcoming ambience.



Kitchen/breakfast room

This kitchen/Breakfast room features a functional layout with a combination of wood and modern surfaces. The cabinetry provides ample storage space, and the countertops offer a practical work area. Natural light is available through windows, contributing to an inviting atmosphere. The flooring is tiled, ensuring durability and ease of maintenance. Overall, the space is well-designed for cooking and daily activities. Ample space for a breakfast table if desired.



Ground Floor WC

A compact ground floor facility designed for efficiency and functionality. It features tiled flooring and light-coloured walls which contribute to a bright and airy atmosphere.



Living Room

A very spacious room featuring large windows allowing plenty of natural light to enter the space. The layout flows seamlessly to the outdoor area through double doors, enhancing the connection with the garden. The flooring is finished in a warm tone, contributing to a welcoming atmosphere. The walls are painted in a neutral shade, providing a versatile backdrop for various decor styles. Overall, this room offers a relaxing and inviting environment, ideal for socialising or unwinding.



First Floor Landing

The landing features a neutral colour scheme with light grey walls, creating a bright and airy atmosphere. The flooring is carpeted, providing comfort and warmth to the space. The design includes multiple doorways, offering access to different areas of the home.



Bedroom 1

This well-proportioned bedroom benefits from ample natural light, creating a bright and inviting atmosphere. The room features neutral wall colours, contributing to a calm and pleasant environment. The floor is carpeted, providing warmth and comfort underfoot. Large windows enhance the space, allowing for good ventilation and views of the surroundings. Recessed wardrobe storage areas.



Bedroom 2

Bedroom 2 is another spacious double bedroom featuring a well-sized layout with ample natural light streaming through the window, enhancing the overall ambiance. It is finished with plush carpeting, providing a comfortable atmosphere. The walls are painted in neutral tones, allowing for easy adaptation to various styles and preferences.



Bathroom

This well-lit bathroom features a modern layout, comprising of a bath with shower over, w/c and wash hand basin, ideal for relaxation or quick refreshment. The space is enhanced by natural light from a window, contributing to a bright and airy atmosphere. The flooring is tiled, offering durability and ease of maintenance.



Rear Garden

This outdoor space features a well-maintained garden area with artificial grass, providing a neat and usable surface. The garden is bordered by wooden fencing, ensuring privacy. Various planters are arranged around the perimeter, adding greenery and a visual appeal. The area is framed with natural stone, enhancing the overall aesthetic.



Paved Terrace

This property features a rear garden space that provides an inviting outdoor area. The patio is paved and offers ample room for outdoor dining or leisure activities. Surrounding the patio, there are flower pots that add a touch of greenery. The garden is enclosed by fencing on either side, which helps ensure privacy. Access is available through double doors that lead into the interior of the property, creating a seamless connection between indoor and outdoor spaces.

Agents Opinion

A very neat, tidy, conveniently located and sizeable 2 bedroom mid-terrace property in this popular Village. The property nestles at the head of the cul-de-sac and offers generously proportioned accommodation over 2 floors together with 2 parking spaces and a delightful rear garden and terrace. Not to be missed.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

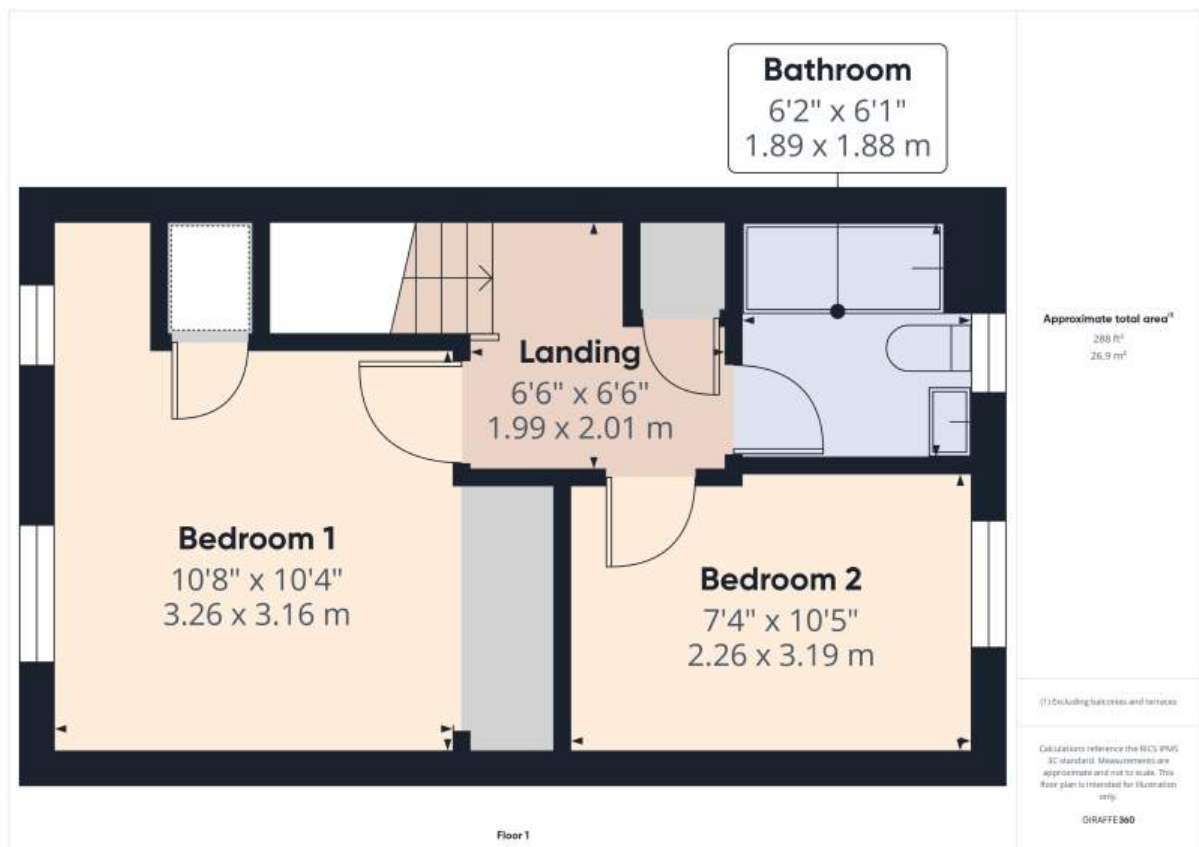
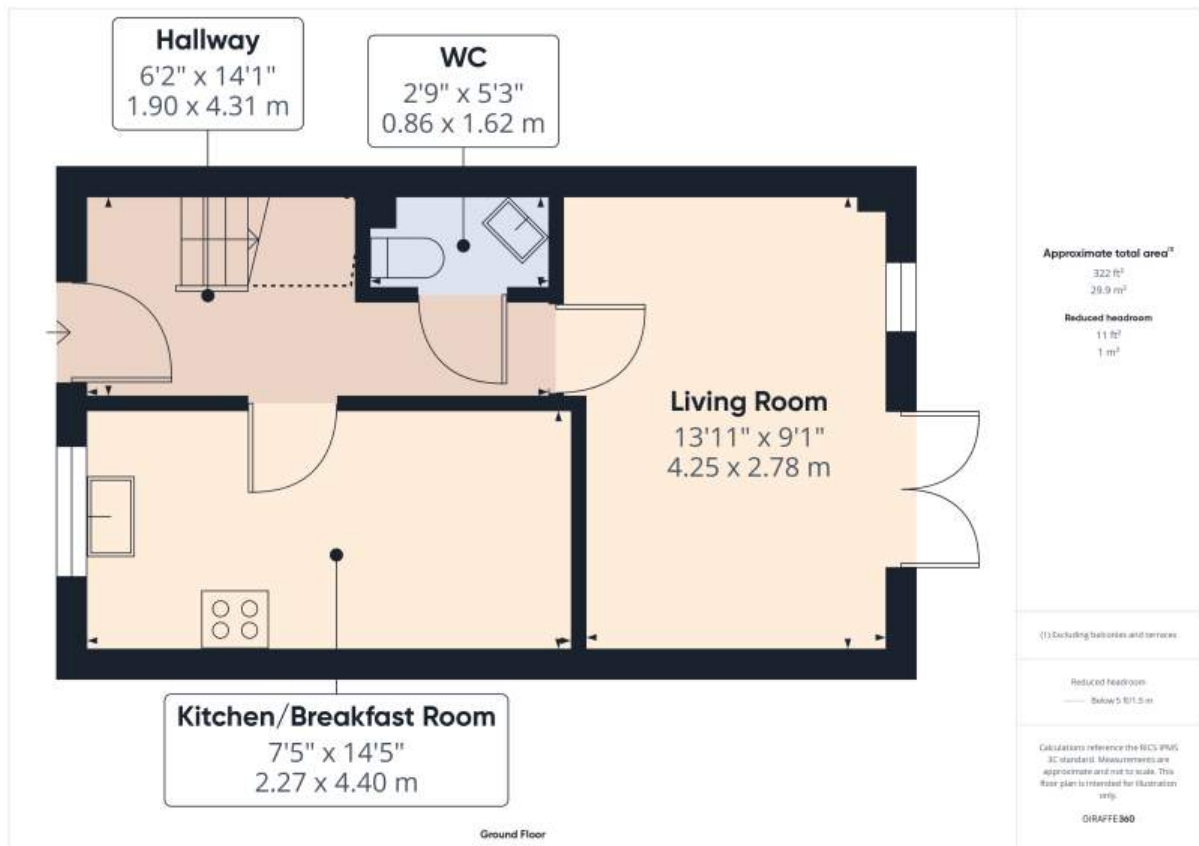
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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			(69-80) C		
(55-68) D			(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.