



**Clas Ty Wern**  
Cardiff  
CF14

POA



- Fabulous 3 double bedroom semi-detached family home with large garden
- Extended and modern kitchen/family/dining room
- Additional front reception room
- 2 x large double bedrooms plus 1 x 3/4 size double
- First floor family bathroom/shower room
- Ground floor shower room/wc + utility room
- Extensive driveway parking + detached garage
- Very well-presented and maintained throughout
- Large rear garden with patio + summer house
- First class Welsh and English school catchments



**Ref: PRA53752**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

\*Enviably located and extended 3 double bedroom semi-detached family home with fabulously proportioned rear garden\* Edwards and Co are delighted to offer for sale this hall-to-hall family-sized house in Rhiwbina. The property offers extended ground floor accommodation together with 3 excellent size bedrooms and 2 bathroom/shower rooms. To the rear is a detached garage, exceptionally proportioned garden plus summerhouse and covered entertaining area. The property must be viewed to be fully appreciated.

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### Driveway & Front Entrance

Lengthy driveway parking to front and side of property that will easily accommodate 6 cars plus single garage. Paved pathway to front entrance door.



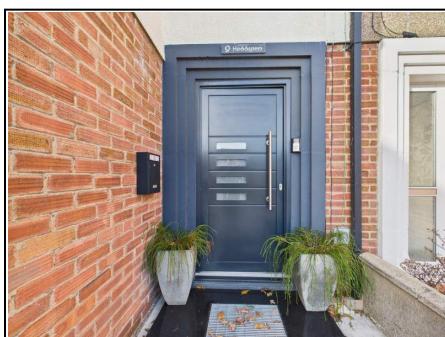
### Driveway

Additional driveway to side of property leading to garage.



### Detached Garage

Rendered single garage with up and over door.



### Entrance to property

Contemporary and stylish access door to entrance hallway.



## Entrance Hallway

Bright, spacious and welcoming entrance hallway with modern decor and flooring. Stairs to first floor and doors off to front and rear reception areas and ground floor shower/wc.



## Ground floor shower room/wc

This modern shower room features a sleek and compact design with a light, neutral colour scheme. The walls are finished with stylish tiling that enhances the room's brightness. The space includes a shower enclosure, w/c, wash hand basin and towel rail radiator allowing for a practical yet spacious layout. Natural light is provided through small windows, creating an airy feel.



## Front Reception Room

The front living room features an inviting ambiance with natural light flowing through large windows. The space is designed for comfort and relaxation, complemented by a neutral colour palette. The flooring is wooden, adding warmth to the room, while the overall layout promotes an open and airy feel.



## Kitchen/family/dining area

Spacious open-plan central family hub to the home comprising of:



## Family Room

This room features an open-plan layout with a spacious and inviting atmosphere. The walls are finished in a calming light blue hue, enhancing the sense of tranquility. Chimney breast with inset log burning fire. The flooring consists of warm wooden panels, contributing to the overall warmth of the space. Natural light is ample, creating a bright and airy environment, while the neutral décor allows for personalisation.



## Kitchen

The modern kitchen features a spacious layout with a clean, minimalistic design. The cabinetry offers a sleek, streamlined appearance, providing ample storage space. Natural light floods the area through large windows, enhancing the bright and airy atmosphere. The flooring combines tiled and wooden elements, contributing to the contemporary aesthetic. The kitchen also includes an island with gas hob and extractor over, creating a functional workspace with a defined separation from the dining area. Overall, the room is designed to maximise both efficiency and comfort.



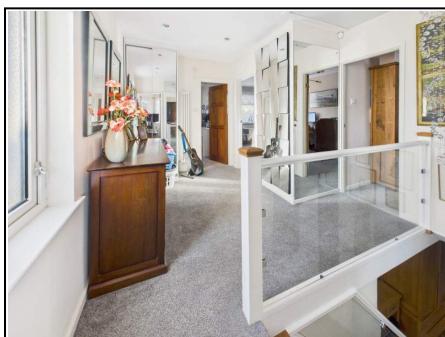
## Dining Area

This spacious dining room features large windows that allow ample natural light to flood the area, creating an inviting atmosphere. The flooring is contemporary, adding warmth to the space. The room offers a seamless connection to the outdoors, enhancing the overall appeal. It is designed to accommodate gatherings, making it ideal for dining and social events. The neutral tones of the walls contribute to a bright and airy feel, suitable for various interior styles.



## Utility Room

Plumbed for laundry appliances plus wall mounted boiler.



## First Floor Landing

This first floor landing features a spacious and inviting layout, characterized by ample natural light flowing through its windows. The walls are finished to a neutral standard, enhancing the sense of space. The flooring is carpeted, providing warmth and comfort. A staircase with glazed balustrade leads to the lower level.



## Bedroom 1

The spacious double bedroom benefits from ample natural light through large windows, creating a bright and inviting atmosphere. The neutral colour palette complements the overall design, making it a versatile space suitable for various uses. The flooring is carpeted, providing a warm and comfortable feel.



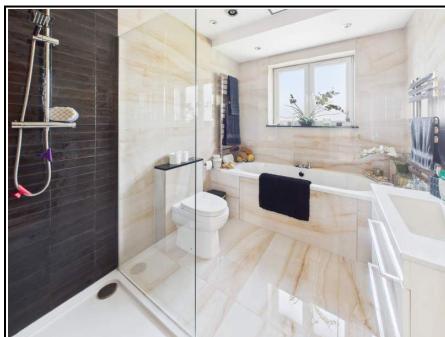
## Bedroom 2

Bedroom 2 is another excellent size double bedroom that features a modern design with ample natural light, enhancing the sense of openness. The neutral colour palette contributes to a calming atmosphere, while the carefully chosen decor provides a stylish touch. The room includes built-in mirrored storage, offering both functionality and a sense of depth. The layout facilitates easy movement and access throughout the space.



## Bedroom 3

Even bedroom 3 will accommodate a smaller double bed if required. Modern decor, carpeted floor and window to front aspect.



## Bath/Shower Room

This modern bathroom/shower room features a spacious design with a combination of tiled surfaces and attractive wall finishes. The room is illuminated by natural light from a window, enhancing the overall ambience. A large shower area is complemented by a separate bath, creating a versatile space for relaxation and convenience. The flooring is sleek, contributing to the contemporary aesthetic.



## Rear Garden

An exceptionally proportioned and south-westerly rear garden with large lawn and multiple outdoor entertaining and gardening areas.



## Paved Terrace

Large paved outdoor entertaining are to the rear of the garden and adjacent to the home office/summer house.

## Gym

Additional garden building being used as a home gym by the current vendors but suitable as a home office/garden room if desired. Please refer to 360 tour imagery.



## Garden Building

Purpose built and substantial summer house (potential home office) adjacent to the rear garden with power and lighting.



## Paved sitting area

Superb covered outdoor entertaining area with large pergola roof and porcelain paving.

## Agents Opinion

This really is a fabulously proportioned property occupying one of the largest plots in the area. Its enviable location close to all the wonderful amenities that Rhiwbina has to offer only adds to this property's appeal. The property must be viewed internally and externally to be fully appreciated.

## 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

EPC Rating:58

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F





Ground Floor

Approximate total area<sup>(1)</sup>  
1316 ft<sup>2</sup>  
122.3 m<sup>2</sup>



Floor 1

(1) including balconies and terraces  
  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative purposes only.

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
371 ft<sup>2</sup>  
34.5 m<sup>2</sup>



Ground Floor Building 3

(1) including balconies and terraces  
  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative purposes only.

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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>	58
(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.