



Edwards & Co
property sales & lettings

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Dan-y-Graig
Pantmawr
Cardiff
CF14

Guide Price £460,000



- Extended and detached 3 double bed family home
- Principal reception room + separate family room/living area
- Large and open plan kitchen/breakfast room
- Downstairs office/study
- 3 spacious double bedrooms to first floor
- Modern 1st floor shower/wc + g/floor wc
- Driveway parking + large rear garden
- Extended ground floor accommodation
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53762

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious and extended 3 double bedroom detached property with large garden in the highly desirable Pantmawr area of Cardiff Edwards & Co are delighted to offer for sale this spacious family sized house with ample off-road parking with a large rear garden. The property is in close proximity to Rhiwbina and the A470 leading to Cardiff centre and to the M4. The property has retained many original features and has generous living space with 2 separate living areas, a spacious kitchen and convenient downstairs WC. Must be viewed to be fully appreciated.



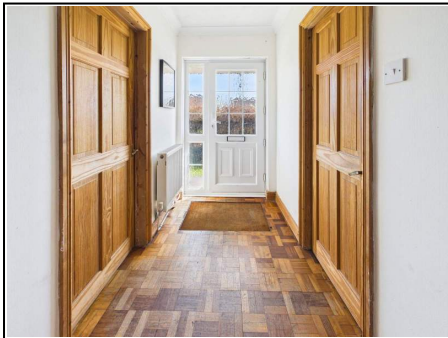
Front & Entrance

A charming detached house features a spacious exterior, characterised by a distinctive combination of brick and render. The front garden is accompanied by a driveway, providing ample parking space and easy access. The outdoor area includes a mix of greenery, offering potential for landscaping or gardening enthusiasts.



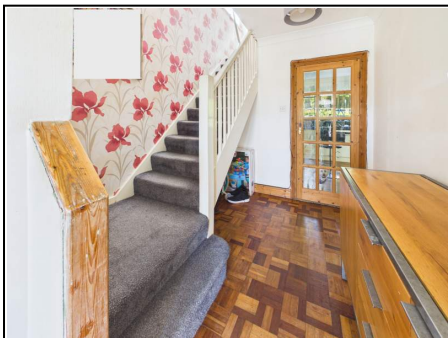
Entrance to property

Cantilever covered porch with pvc front door leading into the property.



Entrance Hallway

A bright and inviting entrance hallway that features parquet flooring and is well-lit with natural light flooding in from the front door and a side glass panel. The walls are painted in a light colour, contributing to a bright and airy atmosphere. Two wooden doors lead to adjoining areas, providing convenient access to other parts of the home.



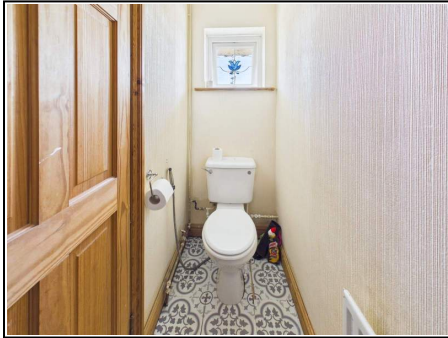
Entrance Hallway 2

As described. Door leading to the kitchen and further areas, stairs to the first floor accommodation.



Principal Reception Room

This spacious living room features a well-appointed layout with a warm and inviting atmosphere. The floor showcases a unique parquet design, adding character and charm to the space. Natural light streams through the window to the front aspect, enhancing the overall brightness and openness. The room also benefits from a central fireplace, contributing to a cosy focal point within the area.



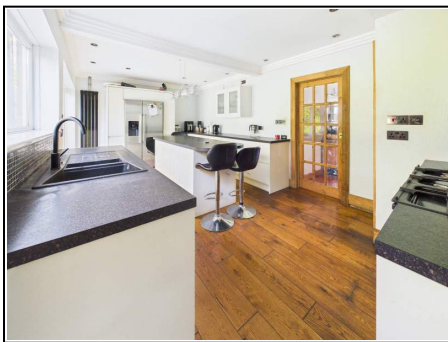
WC

Convenient downstairs WC with wash hand basin, window to front aspect.



Kitchen/breakfast room

A very spacious kitchen/breakfast room that features an open-plan design with ample natural light, creating a bright and welcoming atmosphere. The flooring consists of warm, polished wooden boards, adding character to the space. The layout includes a prominent central island, which serves as a functional workspace as well as a casual breakfasting area. Patio doors provide a view of the outside and provide access to the rear patio area.

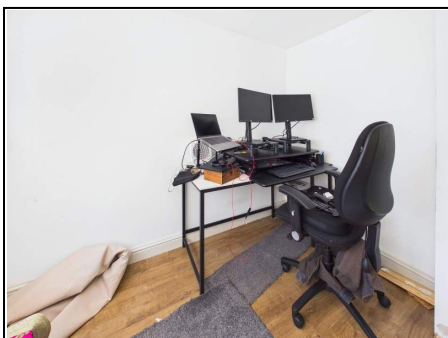


Kitchen Second Angle

As described.

Inner hallway

Inner hallway leading to living area and office/study. There is a useful cupboard plumbed for a laundry area and washing machine.



Office/Study

This room has space for various purposes, making it versatile for different usage. The area is also equipped with sufficient electrical outlets for convenience. The flooring consists of a warm wooden finish and there is a window to the front aspect providing for natural light.



Living Area

A bright and airy living area that features extensive glazing, allowing natural light to flood the space and offering views of the rear garden area. The room is designed with an open layout that seamlessly connects to the outdoor area, enhancing the overall spacious feel.



Living Area Second Angle

As described.



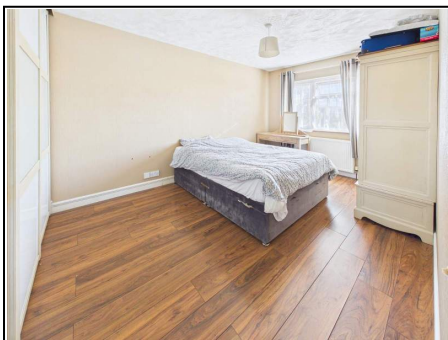
Living Area Third Angle

As described leading into further living area. Door to side access of property.



Landing

A spacious landing area with a window to the side aspect providing for ample natural light.



Bedroom 1

Bedroom 1 is an excellent size and brightly decorated double bedroom with built in wardrobes providing for additional storage options. There is a window to the front aspect providing for ample natural light.



Bedroom 2

Bedroom 2 is another spacious double bedroom with a large window to the rear aspect overlooking the rear garden providing for ample natural light.



Bedroom 3

Bedroom 3 is another double bedroom which has a large window to the front aspect providing for ample natural light.



Shower Room

This modern shower room features a spacious walk-in shower with a glass enclosure, allowing for an open and airy feel. The walls and flooring are adorned with neutral, light-toned tiles, enhancing the overall brightness of the space. Natural light enters through a large window, providing an inviting atmosphere.

Rear Garden

The property offers an excellent size, westerly facing rear garden, laid predominantly to lawn with well-defined boundaries.



Garden 2

As described.

Agents Opinion

This really is an excellent size family home located in one of Cardiff's most sought after residential areas and is in close proximity to all local amenities and transport links to Cardiff City centre, the A470 and M4 motorway. This is certainly one 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

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





Approximate total area⁽¹⁾
874 ft²
81.2 m²

Reduced headroom
12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'01.5 m

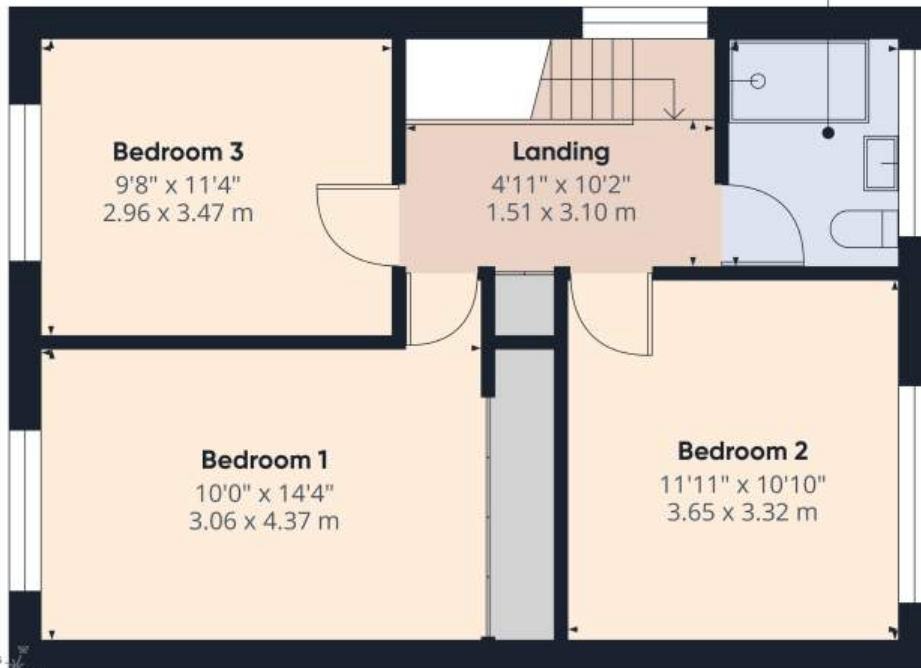
Calculations reference the BCS/PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFTE 860



Ground Floor

Shower Room
7'8" x 5'8"
2.34 x 1.73 m



Approximate total area⁽¹⁾
513 ft²
47.5 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.

GRAFTE 860



Floor 1



Approximate total area⁽¹⁾
 1387 ft²
 128.8 m²

Reduced headroom
 12 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft 5 in

Calculations reference the BCS 0M5
 3C standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

GRAFTE 960

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		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.