



**Edwards & Co**  
property sales & lettings

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**Pantbach Road  
Cardiff  
CF14**

**Guide Price £425,000**



- Much loved 3 bedroom semi-detached family home
- 2 spacious interconnecting reception rooms
- Large kitchen and breakfast area
- Ample driveway parking for multiple vehicles
- Garage to side of property
- Excellent size plot with large private rear garden
- First floor family bathroom
- First class catchment area for Welsh and English schools
- Close to all amenities, City centre and M4 links
- NOT TO BE MISSED - CALL TODAY

**Ref: PRA53767**

**Viewing Instructions: Strictly By Appointment Only**



# General Description

\*A spacious generously-proportioned 3 bedroom semi detached property with off-road parking\* Edwards & Co are delighted to offer for sale this family sized home with an abundance of potential on a large plot. This property enjoys 2 well sized reception rooms and a large kitchen/breakfast area. The first floor accommodates for 3 excellent sized bedrooms and a large bathroom. There is also a loft area with large potential. This property is in a sought after location in a great catchment area. The property benefits from off-road parking for multiple cars, a garage to the rear, and a large private rear garden. **EARLY VIEWINGS ARE STRONGLY RECOMMENDED.**

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## Driveway

The property features a well-maintained driveway providing convenient off-street parking. The space is accessible, leading towards a private entrance. The driveway is flanked by greenery and is bordered by hard landscaping.

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## Front Garden

This well-presented exterior features a welcoming entrance, framed by a neat pathway and landscaped garden area. The front garden includes a mixture of shrubs and greenery, alongside patches of grass. The property is situated in a pleasant residential area.

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## Entrance to property

A well-maintained entrance area characterized by a distinctive door featuring multiple glazing panels, allowing natural light to filter in. The pathway leading up to the entrance is flat and unobstructed, providing easy access.

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## Entrance Hallway

This hallway features an inviting layout with a staircase leading to the upper floor. The flooring is parquet with a carpeted staircase, providing a warm and welcoming feel. The walls are painted in a light colour, contributing to a bright and airy atmosphere. Natural light enters the space, enhancing the overall ambiance.

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## Dining Room

The spacious dining area features a light and airy atmosphere, accentuated by a large window allowing ample natural light. The walls are finished in neutral tones, creating a versatile backdrop. Archway with doors leading to Living Room.



## Living Room

This well-lit reception room features a spacious layout with direct access to the garden through French doors. The neutral colour scheme creates a warm and inviting atmosphere, while the carpeted flooring adds comfort. The room benefits from natural light, enhancing the overall sense of space.



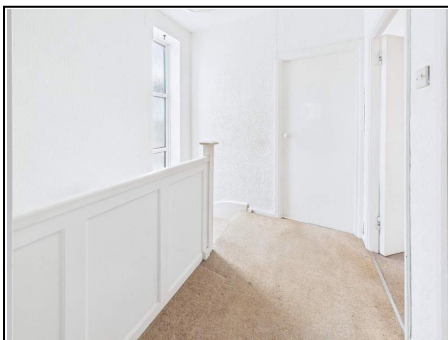
## Breakfast Area

The room features a spacious layout with tiled flooring. The large windows allow for ample natural light and provide a view of the exterior. The area is approached from the Entrance Hallway. The walls are painted in a neutral tone, contributing to a bright and airy atmosphere.



## Kitchen

This large kitchen features an open layout with ample room for movement. Natural light floods the area through a large window, enhancing the bright and airy atmosphere. Access to the outdoor area is provided through a door at the far end, allowing easy entry to the garden.



## First Floor Landing

The landing area features a light and neutral colour scheme, contributing to a bright and airy atmosphere. Natural light floods in from a window, enhancing the feeling of openness. The carpeted flooring adds warmth and comfort underfoot.



## Bedroom 1

This well-lit bedroom features a pleasant layout with a large bay window that allows natural light to fill the space. The walls are painted in a soft lavender hue, creating a warm and inviting atmosphere. The flooring is carpeted, providing comfort and warmth.

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## Bedroom 2

This bedroom features a large window allowing ample natural light to fill the large space. Light-coloured walls create a bright atmosphere, enhancing the sense of openness.

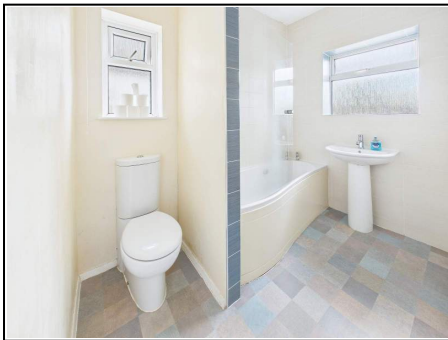
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## Bedroom 3

This room is a bright and airy space, featuring a window that allows natural light to illuminate the area. The walls are painted white, creating a clean and fresh ambiance. The room offers a blank canvas for various usages, be it a study, hobby room, or additional living space.

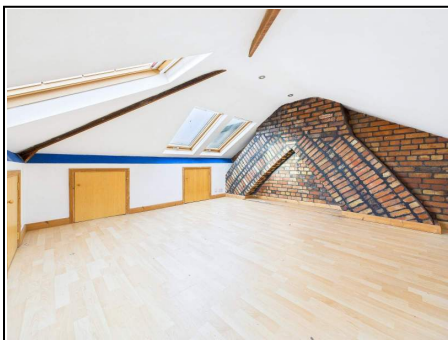
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## Bathroom

This well-designed bathroom features a contemporary layout that maximises space and light. The room includes a combination of a bath and shower, and a separate WC area. Natural light is provided through two windows, enhancing the overall brightness and airy feel.

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## Loft Area

The spacious loft area features a unique combination of architectural elements, including exposed brick walls and wooden beams. The room is illuminated by multiple skylights that enhance natural light and create a bright atmosphere. There are several built-in storage options along the walls, providing practical space-saving solutions.

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## Patio Sitting Area

Brick tiled patio seating area overlooking the rear garden.



## Rear Garden

This is an inviting and spacious rear garden, featuring a well-maintained lawn that provides a generous area for outdoor activities and relaxation. The garden is bordered by a combination of hedging and wooden fencing, offering a degree of privacy. Various shrubs and plants are present along the edges, contributing to the overall greenery.



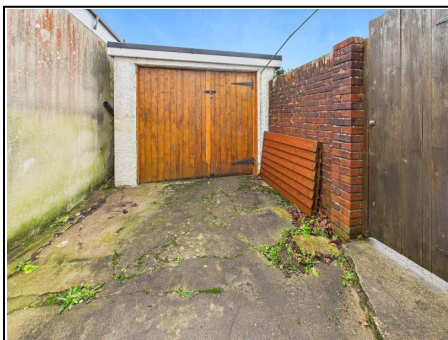
## Rear Garden Second Angle

The further garden area features the extended green lawn and various shrubs and hedgerow.



## Garage

The garage offers a spacious and functional layout, ideal for a variety of uses such as storage or a workshop. The walls are constructed of solid block, providing a sturdy and durable environment. Natural light enters through a window, enhancing the overall brightness of the space. The flooring is concrete, contributing to a low-maintenance area.



## Garage & Driveway

This outdoor space features a practical rear access area with a sturdy wooden garage door. The space is enclosed by brick walls and a wooden fence, ensuring privacy and security.

## Agents Opinion

This property is an excellent example of a traditional family sized home with enormous potential. The well loved semi detached family house provides for generously proportioned rooms with off road parking for multiple vehicles. Additionally the property sits on a large plot with a front garden and well sized private rear garden. Both Rhiwbina and

Whitchurch Village centres are only a short distance away which can provide for all local amenities. Early viewings are strongly recommended.

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## 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.

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## 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.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F

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Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
610 ft<sup>2</sup>  
56.7 m<sup>2</sup>

(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.

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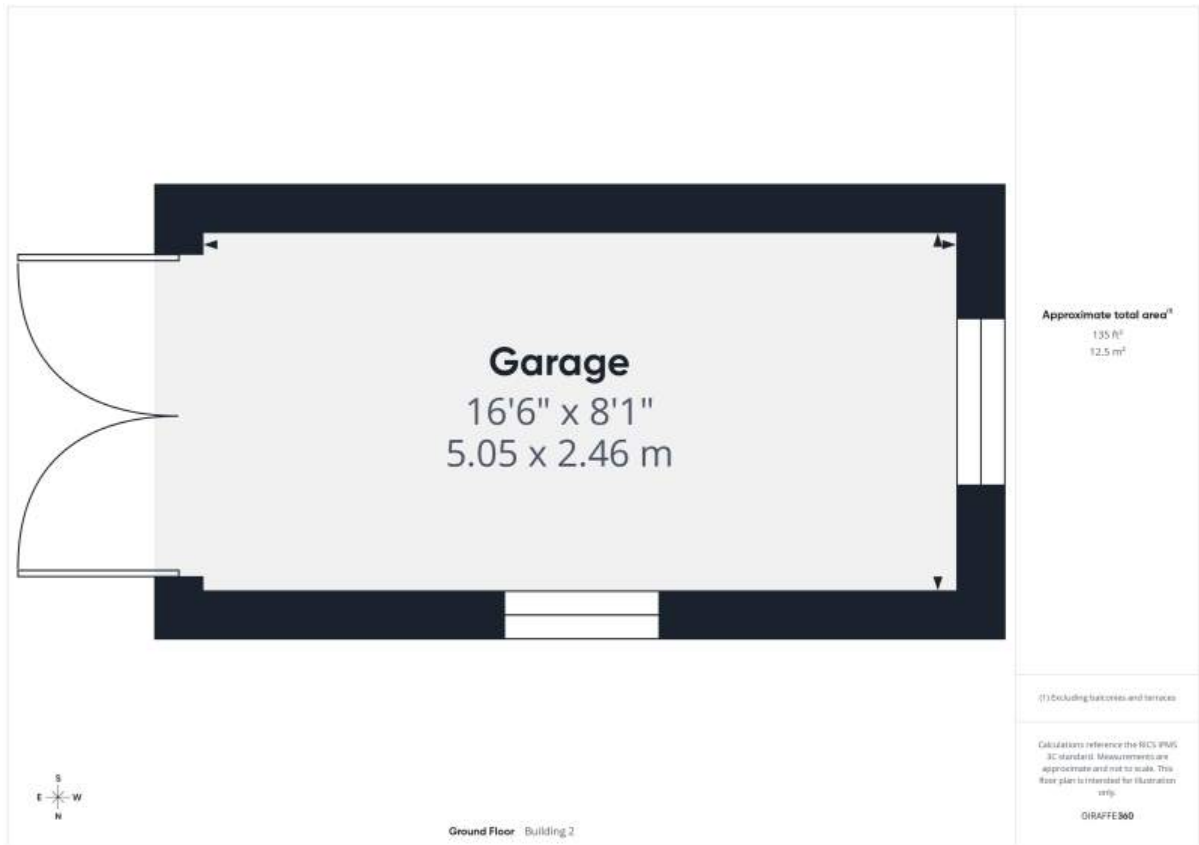
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
435 ft<sup>2</sup>  
40.4 m<sup>2</sup>

(1) Excluding balconies and terraces



Calculations reference the BCS PM5  
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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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<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.

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.