



Edwards & Co
property sales & lettings

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

Caerphilly Road
Heath
Cardiff
CF14

Guide Price £360,000



- Spacious and extended 3 bedroom family sized home circa 1000sq. feet
- Open plan family room/dining/kitchen
- 2 excellent size double bedrooms
- 1 well-proportioned single bedroom
- First floor family bathroom + ground floor w/c
- Well presented and maintained throughout
- Detached garage/storage/utility to rear
- Block paved driveway to front and side
- Large private garden to the rear with decked terrace
- First class Welsh and English school catchments

Ref: PRA53776

Viewing Instructions: Strictly By Appointment Only

General Description

Extended and very spacious 3 bedroom semi-detached family home with large garden and driveway parking in The Heath, Cardiff Edwards and Co are delighted to offer for sale this very attractively priced family home. The property offers extended and modern, open plan living/dining/kitchen to the rear with an additional reception room to the front. To the first floor are 2 spacious double bedrooms, a single bedroom and family bathroom. Must be viewed to be fully appreciated.



Driveway & Front Entrance

Ample block paved driveway to the front of property with drop kerb crossover from the road way. Side gate to side access leading to garage/utility room and rear garden.



Covered Porch

Covered storm porch and PVC front door leading to entrance hallway.



Entrance Hallway

Entrance hallway with carpeted stairs to first floor and traditional tiled flooring. Access doors to front reception room, family room and w/c.



Front Reception Room

This charming living room features well-maintained wooden flooring and a bright, airy atmosphere created by large windows that allow ample natural light. The space is accentuated by neutral wall tones, contributing to a welcoming environment. The room is characterized by a traditional layout, providing a comfortable area for relaxation and social activities.



Family Room

The well proportioned and inviting living room features a well-maintained parquet floor, enhancing the overall warmth and character of the space. The layout allows for ample natural light, creating a bright and airy atmosphere. The neutral colour palette on the walls contributes to a sense of openness, making it an ideal setting for relaxation or entertaining. Adjoining areas offer potential for seamless integration, facilitating easy movement throughout the ground floor. The room provides access to the dining area and onto the kitchen.



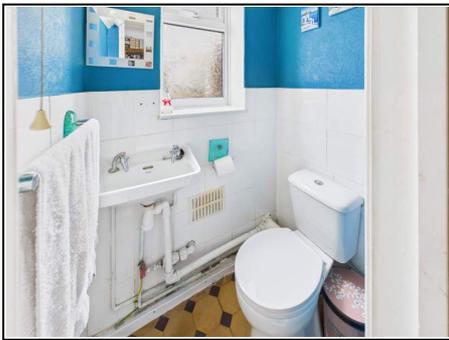
Dining Area

The open-plan dining area is a light-filled room featuring a spacious and open layout, offering direct access to the garden through large French doors. The flooring is sleek and modern, providing both durability and aesthetic appeal. Natural light streams in from the exterior, enhancing the inviting atmosphere. The design allows for versatile use, perfect for dining or relaxation. Side access door and open-plan to kitchen and family room.



Kitchen

The modern kitchen features a well-designed layout, maximising functionality and light. The space is characterised by clean lines and a neutral colour scheme, creating a bright and airy atmosphere. The walls are tiled with white subway tiles, offering a contrast to the dark floor. The room benefits from ample natural light, provided by a window on one side. The work surfaces are made from a durable, light-coloured material, providing a practical area for food preparation. Overall, this kitchen presents a practical and inviting cooking space.



Ground Floor WC

Compact ground floor cloakroom with close coupled wc and wall mounted basin. Window to side with obscured glazing.



First Floor Landing

Brightly decorated landing area providing access to all bedrooms and family bathroom. Window to side aspect.



Bedroom 1

Bedroom 1 is a spacious double bedroom featuring neutral-coloured walls with a light lavender hue, creating a calming atmosphere. The room benefits from natural light, streaming in through a large window with views over the rear aspect. The flooring is covered with a soft carpet, adding comfort to the space. Fitted wardrobes.



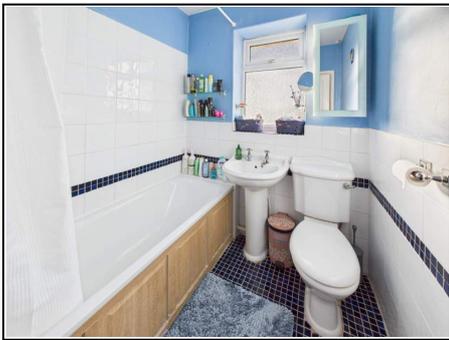
Bedroom 2

Bedroom 2 is another spacious bedroom that features a bright and airy atmosphere, enhanced by natural light streaming in through large windows in the front bay. The room offers a comfortable layout, with generous floor space that allows for versatile arrangement options. The decor includes soft colour tones on the walls, contributing to a calm and inviting environment. The room is designed for practicality and comfort, making it suitable for various uses.



Bedroom 3

Bedroom 3 is a spacious and well-lit single bedroom that features a charming pink colour scheme, complemented by decorative wall accents. The space benefits from a large window to the front aspect, allowing ample natural light to fill the room. A soft carpet covers the floor, adding warmth and comfort.



Family Bathroom

This bathroom features a clean, crisp design with tiled walls and a bath area that provides functionality. The space is accentuated by a fresh white and blue colour scheme, contributing to a bright and inviting atmosphere. The flooring is finished with stylish patterns that enhance the overall aesthetic. Natural light is provided through a window, which adds to the spacious feel of the room.

Garage/Utility Room

To the rear is a detached former garage that now doubles as a storage room and utility area. This would also make an ideal home office if so desired.



Rear Garden

A very generously proportioned and level rear garden laid mainly to lawn with well defined boundaries.



Decked Terrace

A private decked outdoor seating/entertaining area overlooking the rear garden.

Agents Opinion

This really is a very generously proportioned and extended family-sized home in a very desirable location. The property offers exceptional value for money and is well located for Cardiff City centre, M4 access and all the fabulous local amenities The Heath has to offer.

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

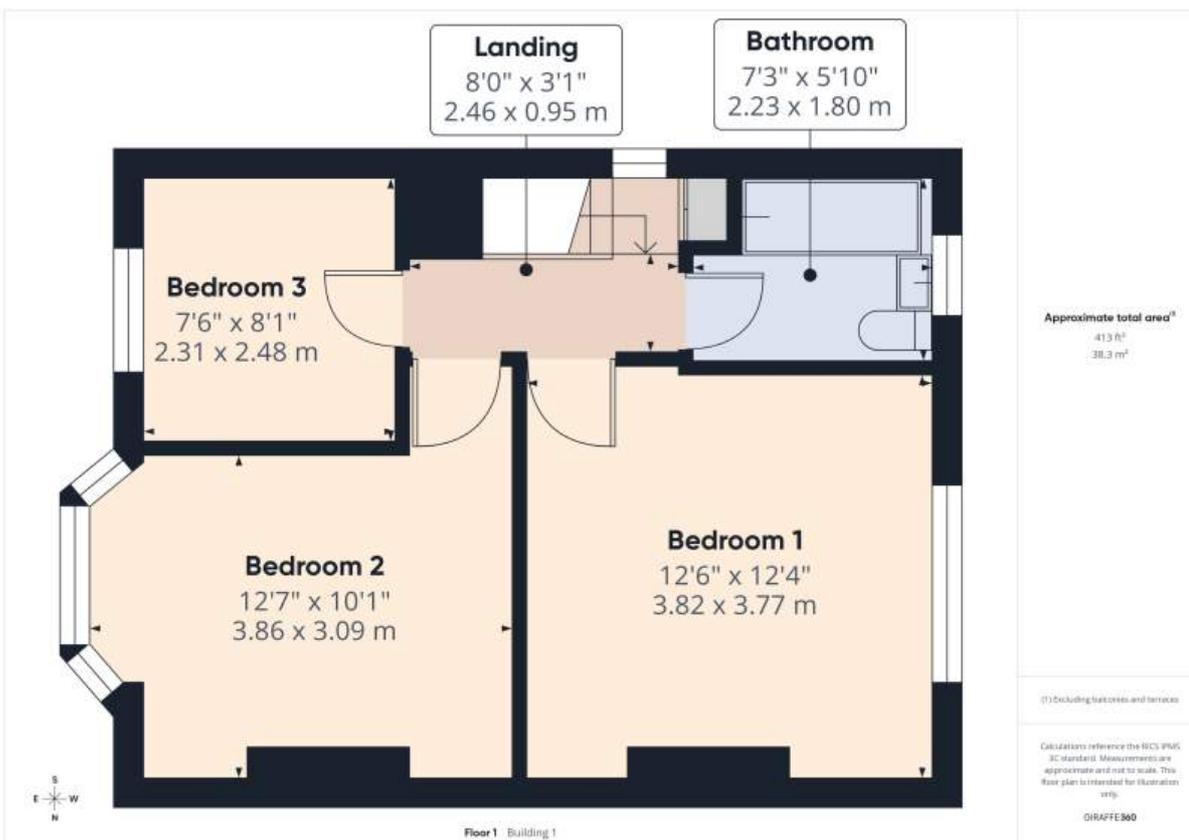
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.