



**Edwards & Co**  
property sales & lettings

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Milestone Close  
Heath  
Cardiff  
CF14

Guide Price £375,000.



- Spacious 3 storey 4 double bedroom family townhouse
- Large principal reception room
- 4 excellent size bedrooms
- Bedroom 1 with en-suite shower/wc and dressing area
- Ground floor bedroom with en-suite shower room/wc
- Additional WC and family bathroom
- Private and enclosed rear garden
- Ample driveway parking + integral garage
- Convenient location for all local amenities and City centre
- First class Welsh and English school catchments



**Ref: PRA53779**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Spacious and ideally located 4 bedroom 3 storey family-sized townhouse in The Heath, Cardiff\* Edwards and Co are delighted to offer for sale this very well-proportioned 4 Bedroom property that offers spacious internal accommodation, integral garage and rear garden. The property is located close to all local amenities and has excellent transport links to Cardiff City centre and beyond.

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## Front Entrance

Enclosed entrance porch leading to front door. Storage cupboard.

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## Storage Area

Storage space to side of entrance door.

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## Entrance Hall

Upon entering the property, you are welcomed by a bright and spacious hallway. The walls are painted in a neutral shade, enhancing the sense of openness. The flooring features elegant wooden panels, adding warmth to the entryway.

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## Entrance Hallway

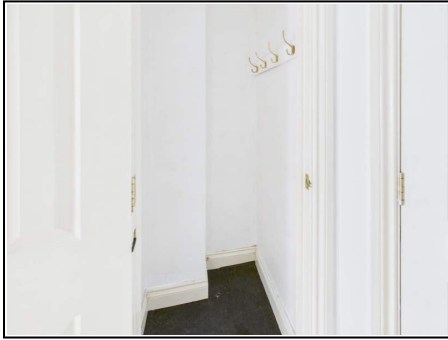
This spacious hallway features a stylish archway that leads into the reception hallway. The walls are finished in a bright white, enhancing the sense of space and light throughout the area. The design includes multiple doorways on either side, leading into other parts of the property.

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## Entrance Hallway 2

As described.



## Cloakroom / Storage Cupboard

A useful cloaks/storage room accessed from entrance hallway.



## Utility Room

A practical utility room that features a neutral colour scheme, characterised by clean lines and a modern aesthetic. The space includes a stainless steel sink, complemented by a countertop offering ample workspace. Open wooden shelves provides storage options, ideal for organising cleaning supplies or household essentials.



## Ground Floor Bedroom/Guest Room

An excellent size ground floor bedroom that would make an ideal guest room or 'Teen-Suite' which features a spacious layout with neutral walls and a light wooden flooring. Natural light is abundant, streaming in through patio doors that provide access to the outdoor space. The room benefits from a vertical window on one side, enhancing the airy atmosphere. Access door to en-suite shower room/wc.



## Additional Picture

As described.





## En Suite Shower Room

This modern Shower Room features a clean and bright layout with an open, spacious feel. There is a separate shower area, providing an efficient use of space. A washbasin is positioned conveniently. Additional features include a window allowing for ventilation and light, and a compact radiator enhancing the room's comfort.



## Staircase to first floor

This image features a staircase leading up to the first floor landing.



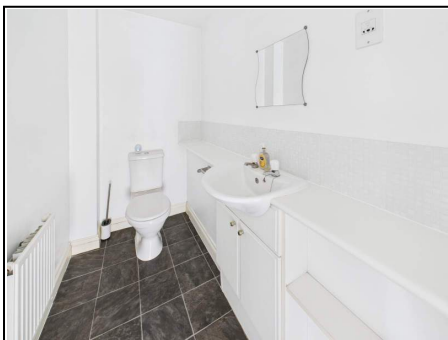
## First Floor Landing

Brightly decorated first floor landing with carpeted floor and painted balustrades. Access door to kitchen/dining room, w/c and principal reception room. Stairs to second floor.



## Principal Reception Room

An excellent size main living area featuring a light and airy atmosphere with ample natural light streaming through the large windows. The walls are partially painted, creating a contemporary backdrop. The room benefits from a neutral carpeted flooring, adding warmth and comfort. Additionally, there is a decorative fireplace that adds character to the space.



## WC

A convenient first floor facility with w/c and wash hand basin. The flooring consists of dark tiles, offering a modern contrast with the wall colour.



## Kitchen

The spacious kitchen features a modern layout with ample cabinetry in a light wood finish, providing a bright and airy feel. The countertops are in a contrasting dark colour, offering a stylish touch. The area benefits from natural light through large windows, contributing to a pleasant working environment. The flooring is a durable, dark surface that complements the overall design aesthetic.

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## Kitchen Second Angle

As described.

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## Dining Room

The open-plan dining room features a neutral carpeted floor, providing a warm and inviting atmosphere. It has a large window, allowing natural light to fill the space. An archway leads into an adjoining kitchen area, creating an open-plan layout that enhances the flow of the home. The walls are painted white, contributing to a bright and airy feel.

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## Dining Room Second Angle

As described previously.

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## Bedroom 1

An excellent size double bedroom that features a neutral decor and large windows that allow for plenty of natural light. The carpeted floor covers the entire area, providing a comfortable underfoot. Two windows are positioned on the wall, enhancing the brightness of the space. Access door to en-suite and open-plan to dressing area.

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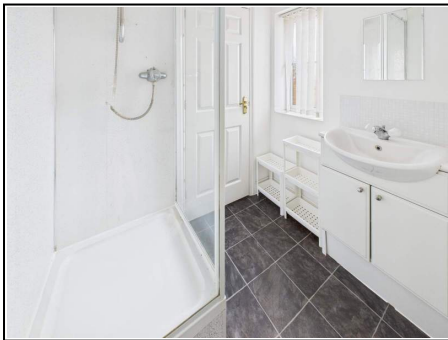
## Bedroom 1 Second Angle

As described.



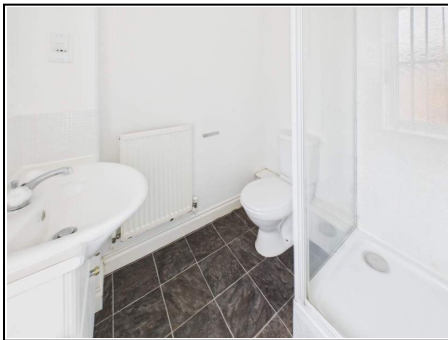
## Dressing Area

Accessed through the archway from the bedroom



## En Suite to Bedroom 1

This Shower Room features a modern layout with a spacious shower area enclosed by clear glass and w/c. The floor is finished with dark tiles, which contrast nicely with the light, neutral walls. Natural light is provided by a window, enhancing the overall brightness of the space.



## Additional Picture 2

As described.



## Family Bathroom

This spacious bathroom features a serene, neutral colour palette, creating a bright and airy atmosphere. The room is designed with clean lines and a modern layout. The flooring consists of dark tiles, adding a contemporary touch.



### Bedroom 3

A well-proportioned double bedroom featuring a neutral colour scheme, creating a bright and airy atmosphere. It includes a large window that allows ample natural light to fill the space. The flooring is carpeted, contributing to a comfortable feel. Access door to family bathroom.



### Bedroom 3 Second Angle

As described.



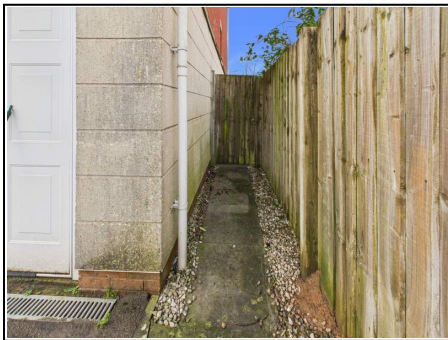
### Bedroom 4

This room is a bright and airy space, featuring a window that welcomes natural light and offers a view of the surrounding area. The walls are painted in a neutral tone, contributing to a fresh and clean appearance. The flooring is carpeted, providing a comfortable underfoot feel.



### Driveway & Front Entrance

Ample tarmacadam driveway parking and access to the integral garage. Access to rear garden alongside the property.



### Side Access

Side access to rear garden.





## Rear Garden

This outdoor space features a private garden primarily laid to lawn, offering a serene environment with a combination of grass and paved areas. The garden is enclosed by wooden fencing on all sides, providing privacy and security. The space has a combination of well-maintained lawn areas and hard landscaping.

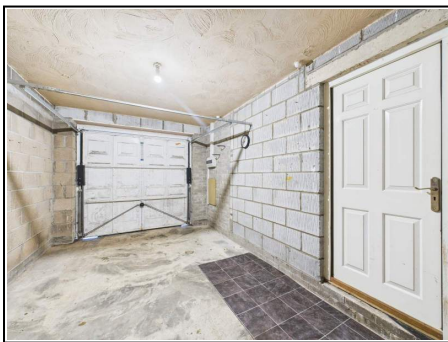
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## Rear Garden Second Angle

As described.

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## Garage

This garage features a practical layout with a large garage door, allowing for convenient access. Natural light is provided by a ceiling-mounted light fixture. Additionally, there is a door leading to the Reception Hallway, enhancing accessibility.

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## Agents Opinion

Measuring almost 1300 sq. feet this really is a very spacious and attractively priced property in a very convenient location. Boasting plenty of internal living space, bedrooms and bathrooms together with driveway parking, garage and sizeable rear garden, this really is a must see property.

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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

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EPC Rating:75

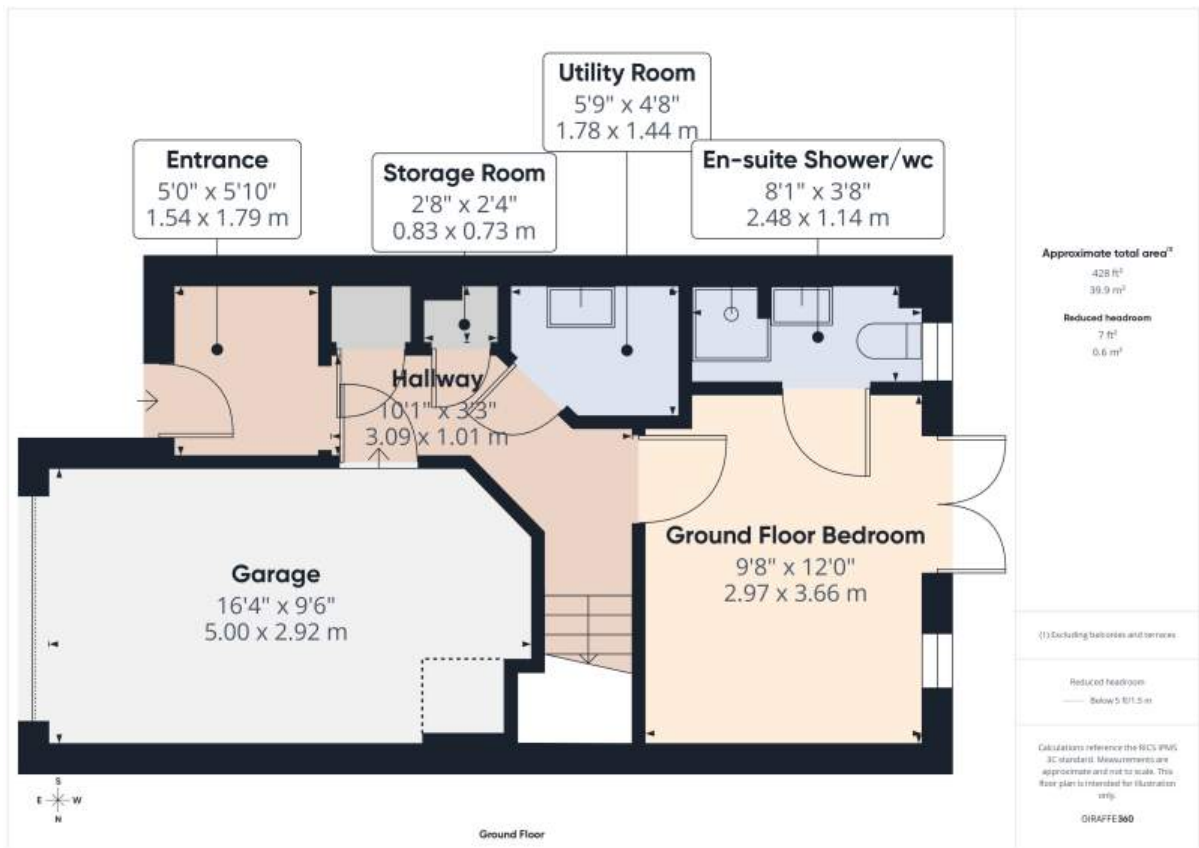
Tenure

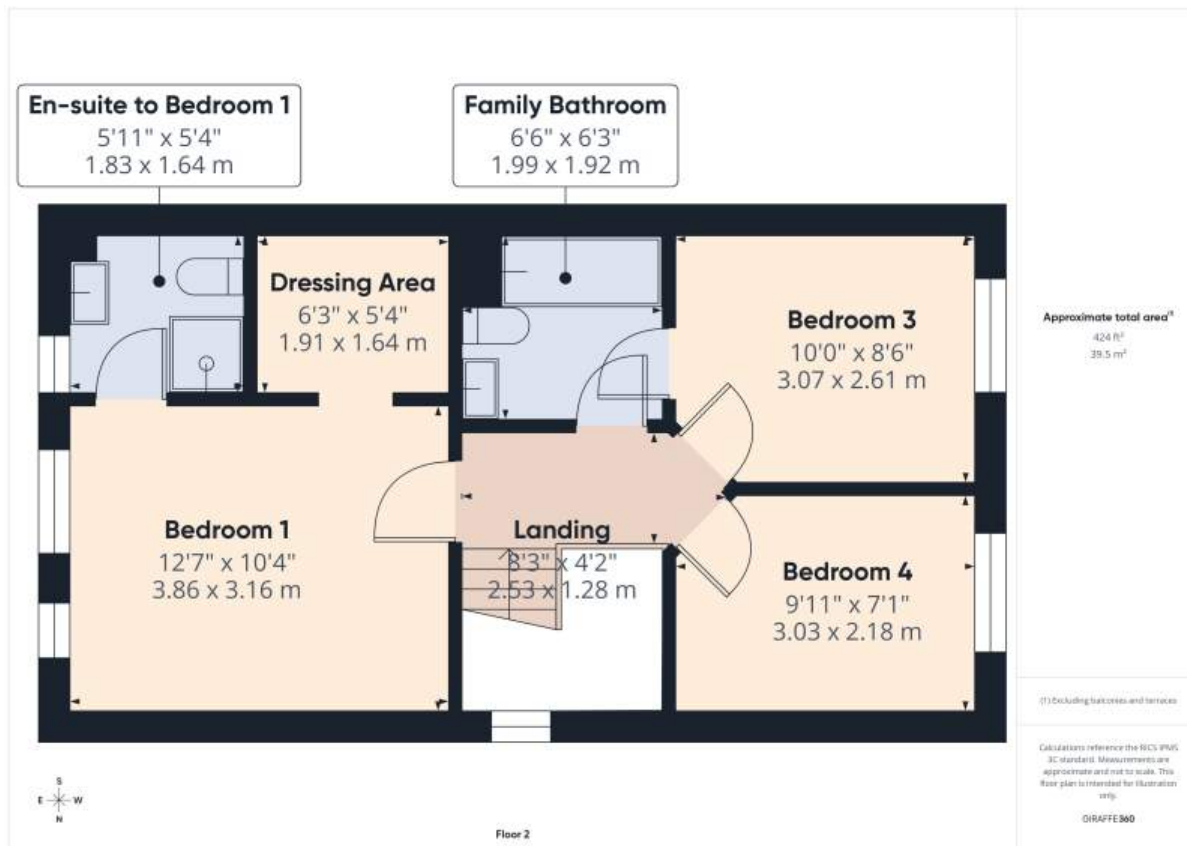
We are informed that the tenure is Freehold

Council Tax

Band G

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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>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(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.