



Edwards & Co
property sales & lettings

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**Beulah Road
Cardiff
CF14**

Guide Price £470,000



- NO UPWARD CHAIN
- 2 Large Double Bedrooms and Single Bedroom
- Spacious Living Areas
- Off-Road parking with Garage/Workshop
- Large Rear Private Garden
- Potential to Modernise
- Sought after Catchment Area
- Close to all local Amenities
- Transport links into City Centre and beyond
- MUST BE VIEWED

Ref: PRA53785

Viewing Instructions: Strictly By Appointment Only



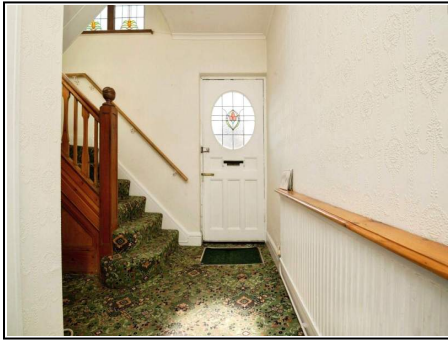
General Description

A spacious 3 bedroom semi detached family with off-road parking in Rhiwbina Edwards & Co are delighted to offer for sale this much loved property in an enviable position near Rhiwbina close to all local amenities and access to the A470 and further transport links in and out of Cardiff. The property is located in a great catchment for Primary and Secondary Schools. Furthermore the property benefits from off-road parking, a private rear garden and a garage/workshop. This semi detached house boasts huge potential and we strongly advise early viewings! NO UPWARD CHAIN.



Front & Entrance

This charming semi-detached property boasts a spacious driveway, providing convenient off-road parking and side access to the rear of the property. To the fore there is a well-maintained front garden surrounding the entrance, featuring a lush green lawn and various shrubbery.



Hall

A spacious entrance hall with doors leading to the kitchen and two separate reception rooms. There is a staircase leading to the upper floor accommodation which features 3 bedrooms a bathroom and separate WC.



Kitchen

The kitchen features a spacious layout with ample work surfaces and storage options. There is a sink with a mixer tap and drainage for a washing machine. There is a door providing access to the rear garden area and a window to the rear and side.



Lounge

This lounge offers ample living space and benefits from natural light with a large window to the fore.



Living Room

The living room provides for a large living space and access to the rear garden. The room benefits from 2 large windows to the rear and side and 2 radiators.



Bedroom 1

A spacious double bedroom with large window to rear.



Bedroom 2

Further spacious double bedroom with large window to fore.



Bedroom 3

This bedroom features a window to fore and radiator.



Garden

This spacious garden area features a well-maintained lawn surrounded by established greenery, including various trees and shrubs. The garden path leads towards a greenhouse, providing an ideal space for gardening enthusiasts. There is also a garage/workshop to the side offering storage options.

Agents Opinion

This 3 bedroom property has huge potential to be a perfect family home. The property is very spacious with a large rear garden and off-road parking. The location of the property is extremely sought after convenient to local amenities,

catchment areas for Primary and Secondary schools and brilliant transport links in and out of Cardiff. This property is not one to be missed with No Upward Chain!

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

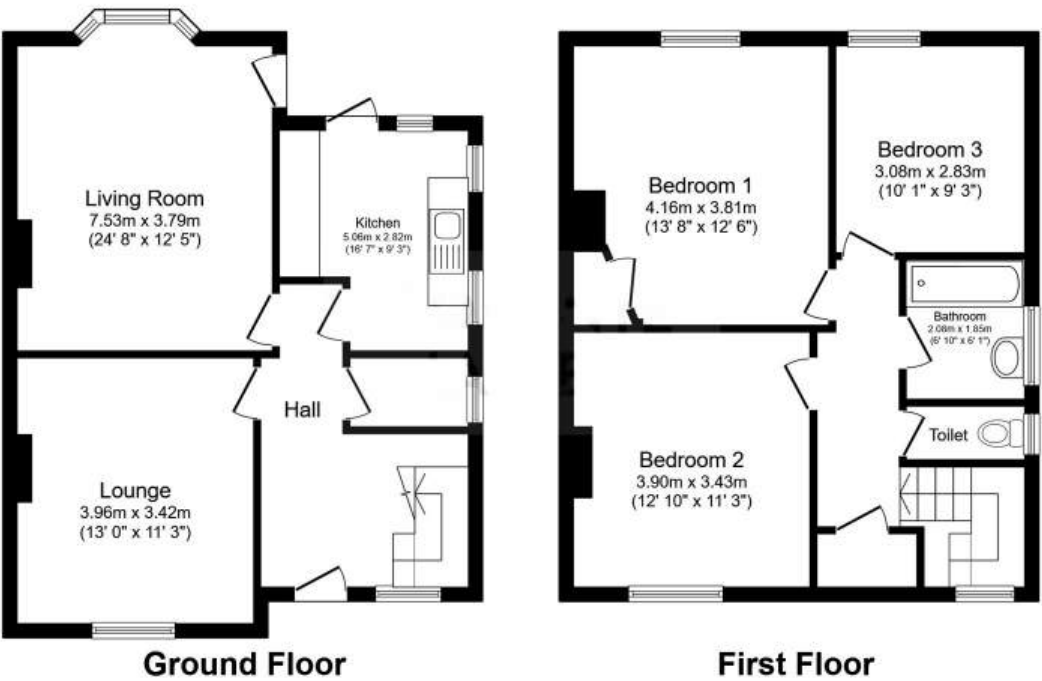
EPC Rating:59

Tenure

We are informed that the tenure is Freehold


Council Tax

Band G



Total floor area 107.2 sq.m. (1,154 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Mognie James. Powered by www.focalagent.com

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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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.