



**Edwards & Co**  
property sales & lettings

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

Mayflower Avenue  
Llanishen  
Cardiff  
CF14

Offers over £365,000



- Much loved 3 bedroom semi-detached family home
- Fabulous corner plot with extensive rear private garden
- 2 spacious double bedrooms + 1 sizeable single bedroom
- Potential to modernise and extend STPP
- Off-Road parking with Garage/Workshop
- Sought after catchment area for Welsh and English primary and secondary schools.
- Conveniently located to all local amenities in Llanishen
- First floor family bathroom + downstairs WC
- NO UPWARD CHAIN
- CERTAINLY ONE NOT TO BE MISSED!

Ref: PRA53789

Viewing Instructions: Strictly By Appointment Only

## General Description

\*3 bedroom semi detached property set on an extensive plot with excellent potential in Llanishen\* Edwards & Co are delighted to offer for sale this much loved family sized property which benefits from an exceptionally large rear garden with scope to extend and landscape subject to obtaining the necessary planning permissions. The property is well situated in a sought after catchment area for both Welsh and English primary and secondary schools and a short distance from Llanishen and Llanishen fach shopping areas. The property benefits from off-road parking and has No Upward Chain. NOT TO BE MISSED.

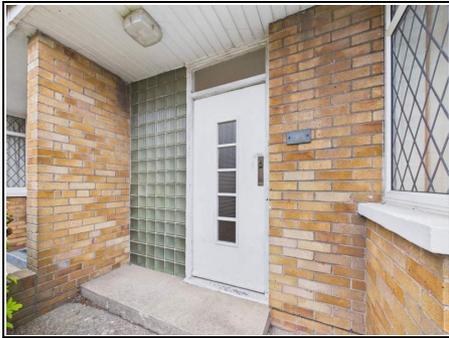
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### Front Entrance

This semi-detached property features an inviting entrance with a well-maintained front garden. The driveway leads to the entrance and rear of property, set back from the pavement. The surrounding greenery enhances the appeal of the property, offering potential for outdoor enjoyment or landscaping opportunities with the exceptionally large rear garden.

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### Covered Storm Porch

A useful storm porch approached from a set of stairs from the driveway.

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### Entrance Hallway

A bright and spacious entrance hallway. Natural light is effectively integrated through the large glass panel adjacent to the entrance, enhancing the sense of openness. The entrance hallway has stairs leading to the first floor accommodation and downstairs reception rooms, there is further under stairs storage.

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### Entrance Hallway 2

As described.

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## Front Reception Room

This inviting living room featuring a neutral colour scheme with soft, light-coloured walls that enhance the sense of space and light. A large bay window allows natural light to flood the area, creating a warm and welcoming atmosphere.



## Dining Room

The dining room features a bright and airy atmosphere, thanks to a large window that allows natural light to pour in. The decor includes a neutral colour palette, enhancing the sense of space. The flooring is carpeted, providing comfort and warmth. There are built in storage cupboards and a door leading to the kitchen.



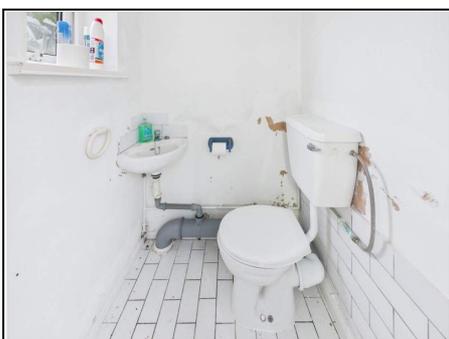
## Kitchen

The kitchen features a practical layout with ample cabinetry and work surface space. The room is well-structured to cater to everyday culinary needs, offering a functional environment for cooking and dining activities. Natural light can be incorporated through windows to the rear and a backdoor.



## Kitchen Second Angle

As described.



## Ground Floor WC

A useful downstairs WC with a wash hand basin and window to side. The WC is attached to the garage and the walkway is covered.



## First Floor Landing

Landing leading to the accommodation, WC and bathroom. There is storage to the side.



## Bathroom

This bathroom features a combination of modern and traditional elements. The walls are partly tiled with a glossy black finish. Additionally, there is decorative wallpaper with a floral pattern that adds a touch of character to the room. Natural light is provided through a window with textured glass.



## Separate WC

The separate WC features floral-patterned wallpaper that adds a touch of charm. It has a window allowing natural light to enter, providing ventilation.



## Bedroom 1

A double bedroom offering ample natural light through large, well-positioned windows featuring decorative glazing. The room is designed with a neutral colour palette and benefits from a soft carpet underfoot, providing a comfortable atmosphere.



## Bedroom 2

This spacious double bedroom features a bright and airy atmosphere, enhanced by large windows that allow ample natural light to fill the space.



## Bedroom 2 Second Angle

As described.



## Bedroom 3

Bedroom 3 is a good sized single bedroom that offers a well-defined space with ample natural light, thanks to the large window to the fore. The decor features light-coloured walls, contributing to a bright and open atmosphere. The floor is finished with a neutral carpeting, which enhances the room's versatility for various uses such as a bedroom or home office.



## Driveway

Convenient driveway providing for ample off road parking and access to the garage.



## Side driveway

As described.



## Garage

Detached garage with power, suitable as a workshop or useful storage option. To the side is the ground floor WC with a covered walkway directly opposite the Kitchen. Access to the rear garden.



## Rear Garden

This property features a exceptionally large garden area, offering a blend of natural beauty and outdoor space. This expansive outdoor area is ideal for various recreational activities, potential landscaping projects or extending the property subject to obtaining the necessary planning permission.

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## Rear Garden 1

As described.

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## Rear Garden 2

As described.

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## Agents Opinion

Sitting on an enormous corner plot with an exceptional garden this property must be viewed to be fully appreciated. The semi detached 3 bed property benefits of off-road parking and a garage in a sought after catchment area for both Welsh and English primary and secondary schools. This is a great opportunity to modernise and possible extension subject to the necessary planning permission. **NOT TO BE MISSED.**

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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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## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D



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>		
(69-80) <b>C</b>		
(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.