



**Edwards & Co**  
property sales & lettings

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**Gabalfa Avenue  
Cardiff  
CF14**

**Guide Price £320,000**



- Spacious 3 bedroom semi-detached property
- 2 large double bedrooms + useful single bedroom
- Large living room + southerly facing conservatory
- Well presented kitchen/dining room
- Convenient downstairs WC and modern shower room
- Practical recently updated utility room
- Large rear garden with paved sitting area
- Off-Road parking for multiple vehicles
- Close to Whitchurch village centre and Llandaff for all amenities
- MUST BE VIEWED

**Ref: PRA53801**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*A well presented 3 bedroom semi-detached property in Llandaff North\* Edwards & Co are delighted to offer for sale this spacious family home a short distance from Llandaff, Whitchurch village centre with easy access to Western Avenue. The property is within close proximity to schools such as Glantaf, it is also conveniently located to the Gabalfa & Llandaff North Hub and library. The property provides for 2 large double bedrooms and a sizeable single bedroom which can be used for various different uses. The driveway has recently been redone and provides ample space for multiple vehicles, furthermore there is a large Southerly facing private garden. MUST BE VIEWED!

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### Entrance to property

The property is approached over a newly paved driveway and a small front garden. To the side, there is provision for electric vehicle charging and entrance to the utility room.

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### Entrance Hallway

A spacious entrance area with a staircase leading to the first floor accommodation. The entrance hallway leads to the living room, kitchen/dining room and WC. Natural light filters into the room from a window to the front aspect.

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### Living Room

Large living space featuring a well-proportioned layout. The room benefits from large windows to the front aspect that offers ample daylight and there are sliding doors to the conservatory.

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### Living Area Second Angle

As described.

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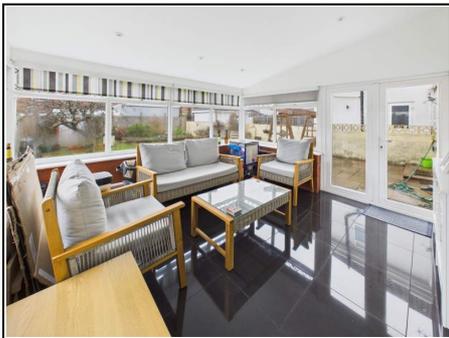
## Kitchen

This modern kitchen features a well-planned layout with ample cabinetry for storage, plentiful worktops, tiled splashbacks and enough space for a dining table. The window overlooking the rear garden allows for natural light to enter the space. There is under stairs storage available and a door leading to the utility room.



## Kitchen/Dining Area

As described.



## Conservatory

This is a spacious and well-lit conservatory that offers ample natural light through its large windows. The layout allows for easy movement and the area is designed to provide a comfortable environment. The flooring features a modern finish, enhancing the overall aesthetic. Additionally, there is access to the outdoor space through double doors, allowing for seamless transition between indoor and outdoor living.



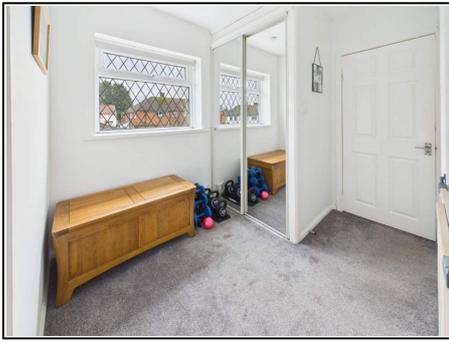
## Utility Room

A practical modern utility room with ample storage options integrated, a useful worktop space and plumbing for a washing machine. Natural light is facilitated by doors to the front and rear aspect.



## WC

Convenient downstairs WC with additional wash hand basin and window providing natural light and ventilation.



## Landing

Spacious landing with practical built in cupboard and doors leading to bedrooms and shower room.

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## Bedroom 1

Bedroom 1 provides for a large double bedroom which benefits from natural light through multiple windows.

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## Bedroom 2

Bedroom 2 is another spacious double bedroom which also benefits from a large window providing natural light into the space.

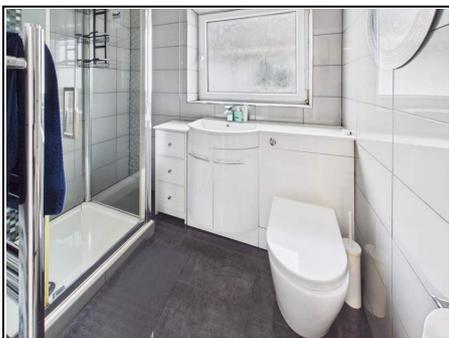
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## Bedroom 3

Bedroom 3 is a good sized single bedroom that offers a well-defined space with ample natural light, thanks to the window to the rear aspect. This is useful room with versatility for various uses such as a bedroom or home office.

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## Shower Room

This modern shower room features a spacious layout with a large shower cubicle, WC and wash hand basin set in a vanity unit. The walls are clad in stylish tiles and the flooring is finished in a dark tile. A large window allows natural light to enter the space and support ventilation.

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## Garden

Rear garden, primarily laid to lawn, providing a generous outdoor space. The garden is enclosed with fencing, ensuring privacy and security. There are several designated areas, including a raised timber deck adjoining the paved sitting area. The garden is southerly facing providing for ample sunlight. Access to the house is available via a side entrance leading to the utility room, and a separate entrance to the conservatory.

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## Patio Sitting Area

As described.

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## Agents Opinion

If you are looking for a well presented 3 bedroom property in a convenient location this is a great opportunity for you. The property has spacious living space and a large southerly facing garden to the rear and in great condition easy to move in straight away. EARLY VIEWINGS ARE ADVISED!

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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

EPC Rating:72

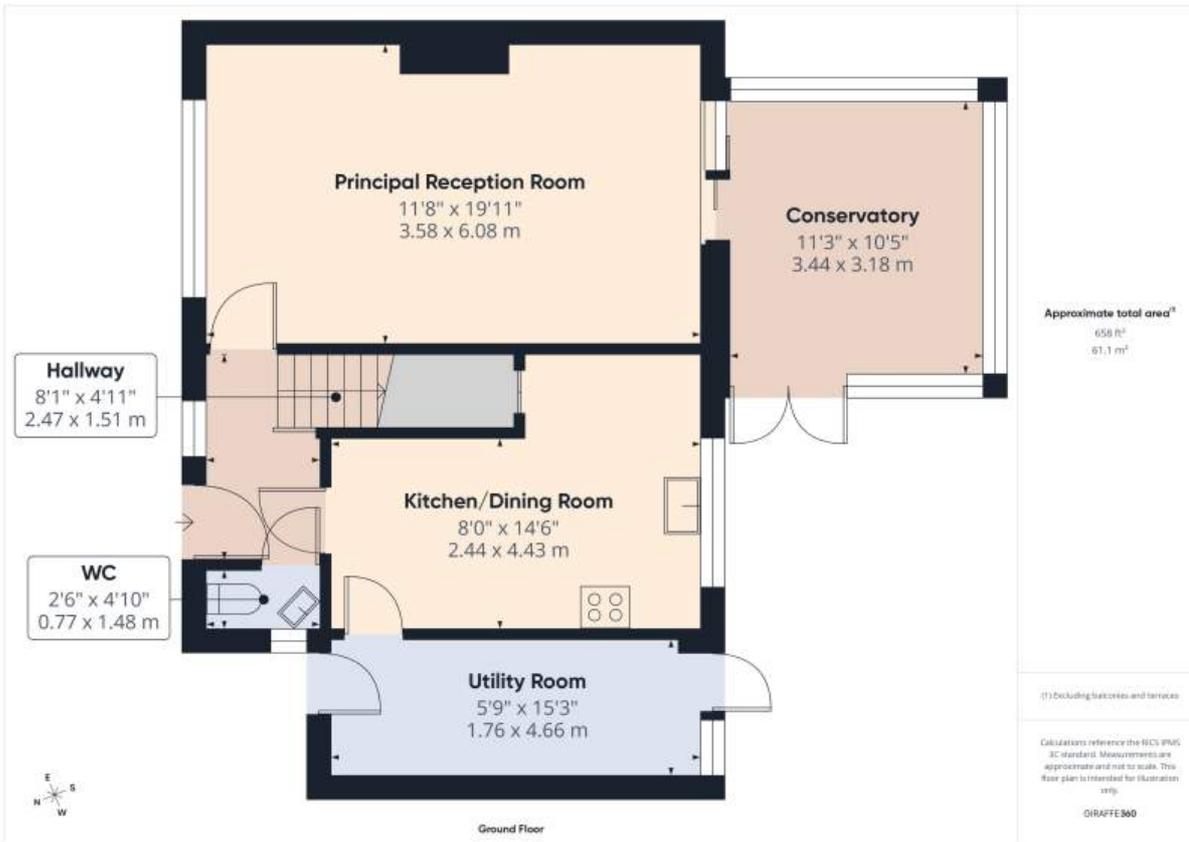
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

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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.