



Edwards & Co
property sales & lettings

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

Alltwn
Pantmawr
Cardiff
CF14

Guide Price £415,000



- Extended and spacious 4 bedroom family-sized home
- Open plan front reception room to dining room
- Large family room to rear
- Extended and well-proportioned kitchen/breakfast room
- 3 excellent size double bedrooms + 1 sizeable single
- First floor family bath/shower room
- In good order throughout however will benefit from upgrading
- Ample driveway parking to front
- Garage/workshop and private garden to rear
- First class Welsh and English school catchments



Ref: PRA53806

Viewing Instructions: Strictly By Appointment Only

General Description

A very spacious, much loved and extended 4 bedroom family sized home in Pantmawr Edwards and Co are delighted to offer for sale this enviably located and substantially-sized semi detached home. The property offers extended ground and first floor accommodation together with ample driveway parking to the front and garage/workshop plus private garden to the rear. The property will undoubtedly benefit from modernisation if desired, however has had a recently installed combi boiler and has a large boarded loft space. Certainly one not to be missed.



Driveway & Front Entrance

Ample block paved driveway parking area, with original brick boundary walls, leading to covered side access/storage area and steps to front entrance porch.



Side Access

Useful covered side access/storage area for bins etc and access door to kitchen/breakfast area.



Entrance Porch

Covered storm porch with glazed access door to entrance hallway.



Entrance Hallway

Brightly decorated and welcoming entrance hallway with original herringbone wood block flooring and carpeted staircase too first floor. Under stairs storage and access doors to front reception room and kitchen/breakfast room.



Front Reception Room

An excellent size principal reception room with large windows overlooking the front aspect. Bright decor, stripped and varnished wood block flooring and feature fireplace. Open archway to dining room to the rear.



Dining Room

Open-plan dining area to the front reception room with sliding glazed doors to the family room. Traditional decor and woodblock flooring.



Family Room

Another excellent size reception room/family room with sliding doors opening to paved terrace and rear garden. Traditional decor with carpeted flooring, varnished tongue and groove ceiling and feature fireplace.



Kitchen/breakfast room

A large fitted kitchen and ample breakfasting area with access doors to front and rear. Varnished solid light oak cabinetry and fitted appliances. Brightly decorated with part tiled walls and tiled flooring.



Kitchen

As described with plenty of base and wall mounted storage and fitted appliances including oven and grill, electric hob and dishwasher.



First Floor Landing

Brightly decorated landing area, with carpeted flooring, providing access to all bedrooms and family bathroom/shower room. Drop down loft access ladder to large, boarded loft space.



Bedroom 1

An impressive principal bedroom with premium-quality fitted mahogany wardrobes and bright decoration. Carpeted flooring and large window overlooking the front aspect.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with fitted solid light oak wardrobes, this time with the large window overlooking the rear garden. Bright decor and carpeted flooring.



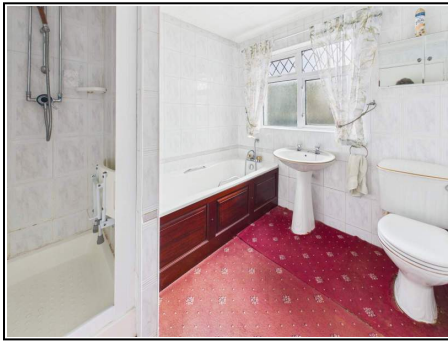
Bedroom 3

Bedroom 3 is a large dual aspect bedroom, ideal as a teenager 'suite' with ample space for a double bed, bedroom furniture and study/sitting area. Brightly decorated and carpeted flooring. The bedroom benefits from a separate loft area with a hatch for access.



Bedroom 4

Bedroom 4 is a good-sized square shaped single bedroom, ideal as such or as the home office/study. Bright decor, carpeted flooring and window overlooking the front aspect.



Bath/Shower Room

A well-proportioned family bathroom with traditional 3 piece suite and separate shower cubicle. Tiled walls, carpeted flooring and window with obscured glazing overlooking the rear garden.



Garage/Workshop/Storage

The original brick and rendered garage will make an ideal workshop or storage with access door to the paved terrace. Power and light. Further useful ground floor WC opposite rear Kitchen door.



Rear Garden

A very private and enclosed, westerly facing, rear garden with an excellent size gently sloping lawn area with mature borders and boundaries.



Rear Garden Second Angle

As described with wooden storage shed to remain.



Paved Terrace

A very private, paved, outdoor seating/entertaining area looking up towards the rear garden and with access doors from the family room and kitchen. Access door to outside w/c.

Agents Opinion

This really is a very substantially proportioned and very versatile family-sized home tucked away at the head of this very popular Pantmawr cul-de-sac. The property will undoubtedly benefit from an element of modernisation, however is good order throughout with many of its original features remaining. The property offers over 1300 square feet of internal

accommodation and therefore represents excellent value for money at it's asking price in today's market. Certainly one not to be missed.

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

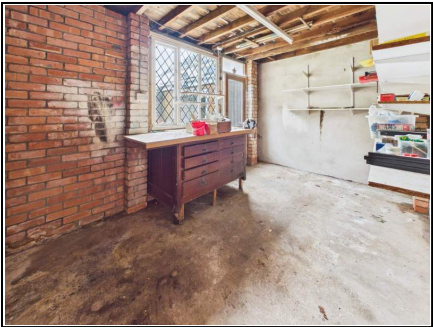
Mains Electric, Mains Drainage, Mains Water, Mains Gas

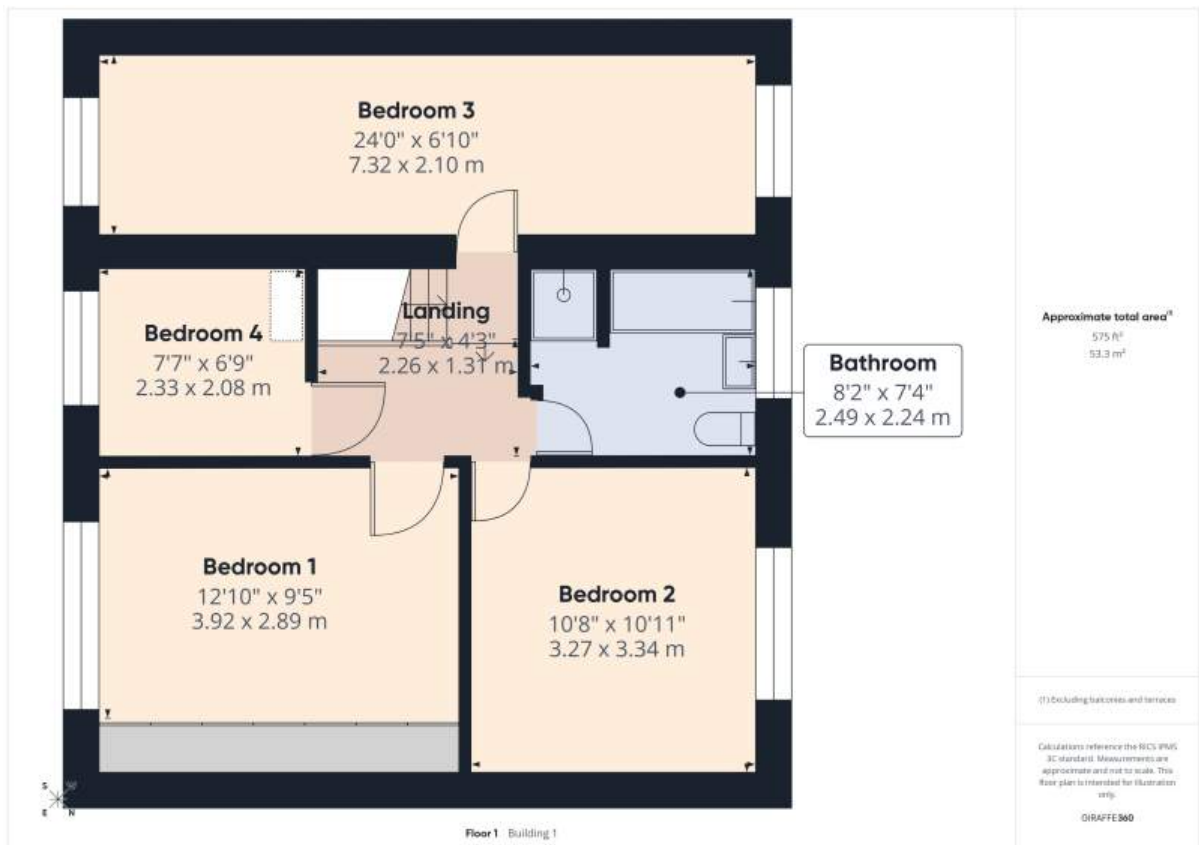
Tenure

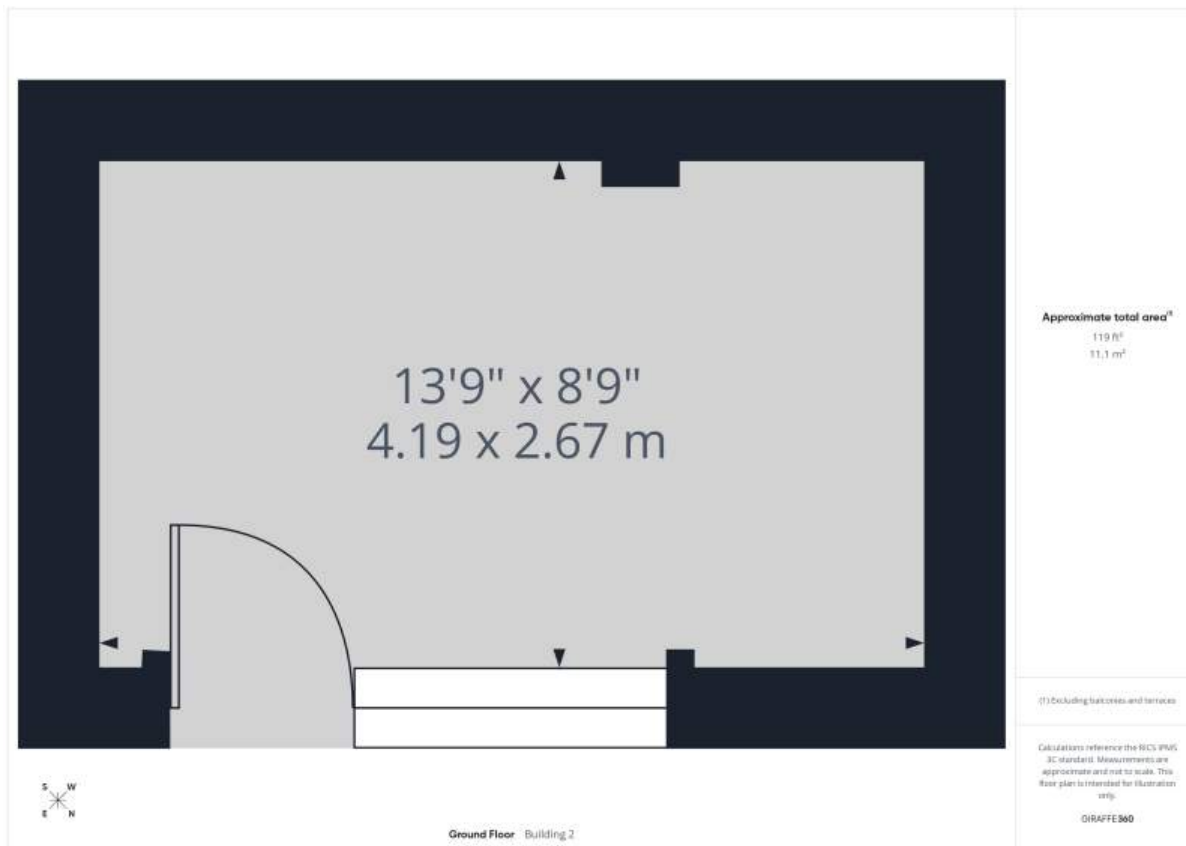
We are informed that the tenure is Freehold

Council Tax

Band F








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> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <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.