



Edwards & Co
property sales & lettings

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**Kyle Crescent
Cardiff
CF14**

Guide Price £475,000



- Extended and spacious 3 bedroom semi-detached family home
- Generous corner plot with front and rear gardens
- Spacious kitchen/breakfast room + ground floor w/c
- Well proportioned front and rear receptions rooms
- 2 excellent size double bedrooms + 1 single bedroom
- First floor family bathroom
- Very well presented throughout
- Ample driveway parking + front garden
- Excellent size rear garden + paved terrace
- First class Welsh and English school catchments

Ref: PRA53812

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious and extended traditional red-brick double bay fronted 3 bedroom semi-detached family home on Kyle Crescent Edwards and Co are delighted to offer for sale this charming property that occupies a generously proportioned corner plot with driveway parking and front and rear gardens. The property benefits from having a sizeable side extension which accommodates the spacious kitchen/breakfast room. There are 2 additional ground floor reception rooms and ground floor w/c plus 2 excellent size double bedrooms, 1 single bedroom and family bathroom to the first floor. Must be viewed to be fully appreciated.



Driveway & Front Entrance

This property features an attractive exterior with a classic red brick façade, characteristic of the period. The driveway offers off-road parking and leads to the side of the building, providing easy access to the rear garden. Surrounding greenery enhances the setting, contributing to a pleasant outdoor environment. The entrance is clearly defined, with a low brick wall marking the boundary.



Front Garden

A pleasant front garden, the boundaries are defined by mature shrubs and plants, enhancing privacy and greenery.



Entrance Porch

This inviting entrance features a classic white single door with intricate stained glass panels, allowing natural light to flow into the space. The surrounding tiled area presents a patterned layout, contributing to the overall aesthetic.



Entrance Hallway

This spacious entrance hall features a beautifully designed staircase leading to the first floor accommodation. The walls are painted in a soft grey tone, enhancing the overall brightness of the space. The floor showcases an elegant black and white tiled design, adding a touch of classic charm.



Front Reception Room

A spacious reception room features a combination of blue and white walls, creating a modern and inviting atmosphere. A feature fireplace and wooden mantel is a beautiful feature for the room. Natural light floods the space through large bay windows, enhancing the feeling of openness. The flooring consists of attractive parquet, contributing to the room's character.



Family Room

This well-proportioned living room features light, neutral wall colours that enhance the sense of space and brightness. Natural light floods the area through the patio doors, offering a connection to the rear garden. The room includes a focal point with a stylish log burner for warmth and ambiance.



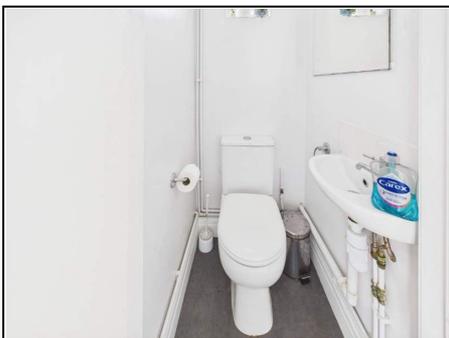
Rear Lobby

This room serves as a functional entryway, providing access to the kitchen, the garden and downstairs WC. The walls are painted in a neutral tone, enhancing the sense of space and light within the room. The configuration allows for a practical flow between the lobby and the kitchen, with natural light entering from windows and the door.



Kitchen/breakfast room

The spacious kitchen offers a well-designed layout with ample storage options and a functional workspace. The cabinetry provides plenty of storage, while the countertops offer generous preparation space. Large windows invite natural light, enhancing the openness of the area. The flooring is practical and complements the overall design of the kitchen, contributing to a welcoming atmosphere.



Ground Floor WC

Ground floor WC with wash hand basin.



First Floor Landing

This well-lit landing features a neutral grey wall colour complemented by a carpeted floor. The space is illuminated by natural light from a window, which adds a sense of openness. Doors lead to the accommodation and bathroom.



Bedroom 1

Bedroom 1 boasts a spacious layout with built in storage and ample natural light, complemented by large bay windows. The colour scheme is warm and inviting, creating a relaxing atmosphere. The flooring is covered with a soft carpet.



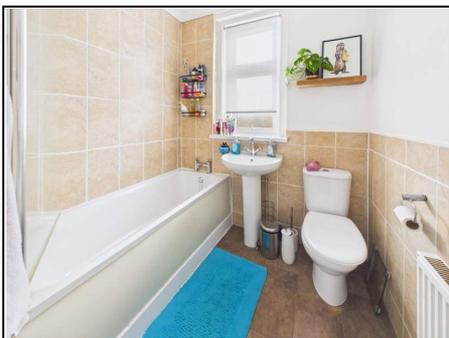
Bedroom 2

Bedroom 2 is another spacious double bedroom. Natural light streams in through a window, enhancing the inviting atmosphere. The walls are painted in a neutral tone, contributing to the bright and airy feel. The room includes ample storage options with the built in wardrobes.



Bedroom 3

Bedroom 3 is a good sized single bedroom that offers a well-defined space with ample natural light. The flooring is carpeted, providing a warm and comfortable feel to the space. Ample space is available for various uses, making it versatile for different needs such as a bedroom or home office.



Family Bathroom

The family bathroom features a contemporary design, with a built in storage cupboard, WC, Wash hand basin and bath with shower unit. Natural light is provided through a window, enhancing the overall brightness of the room. The flooring is practical and complements the wall tiles, creating a cohesive look.



Rear Garden

A spacious West facing garden primarily laid to lawn, providing ample room for various outdoor activities. The paving stones create a patio area, ideal for relaxation and entertaining. The environment is enhanced by some greenery, including small shrubs and a tree, contributing to a pleasant, tranquil atmosphere.



Rear Garden Second Angle

As described.



Paved Terrace

Paved terrace with ample space for a seating area. To the side of the paved area is a storage shed and on the other side there is access to the front of the property.



Side Access

Useful side access to the rear garden from driveway.

Agents Opinion

This property is an attractive 3 bedroom semi detached family house, benefitting from off-road parking, a large corner plot with a West facing garden and in a popular residential area. The property is conveniently within close proximity to Northern Avenue for ease of access into Cardiff City centre and the M4 motorway. The property is within close proximity to Rhiwbina and Whitchurch providing for local amenities. **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

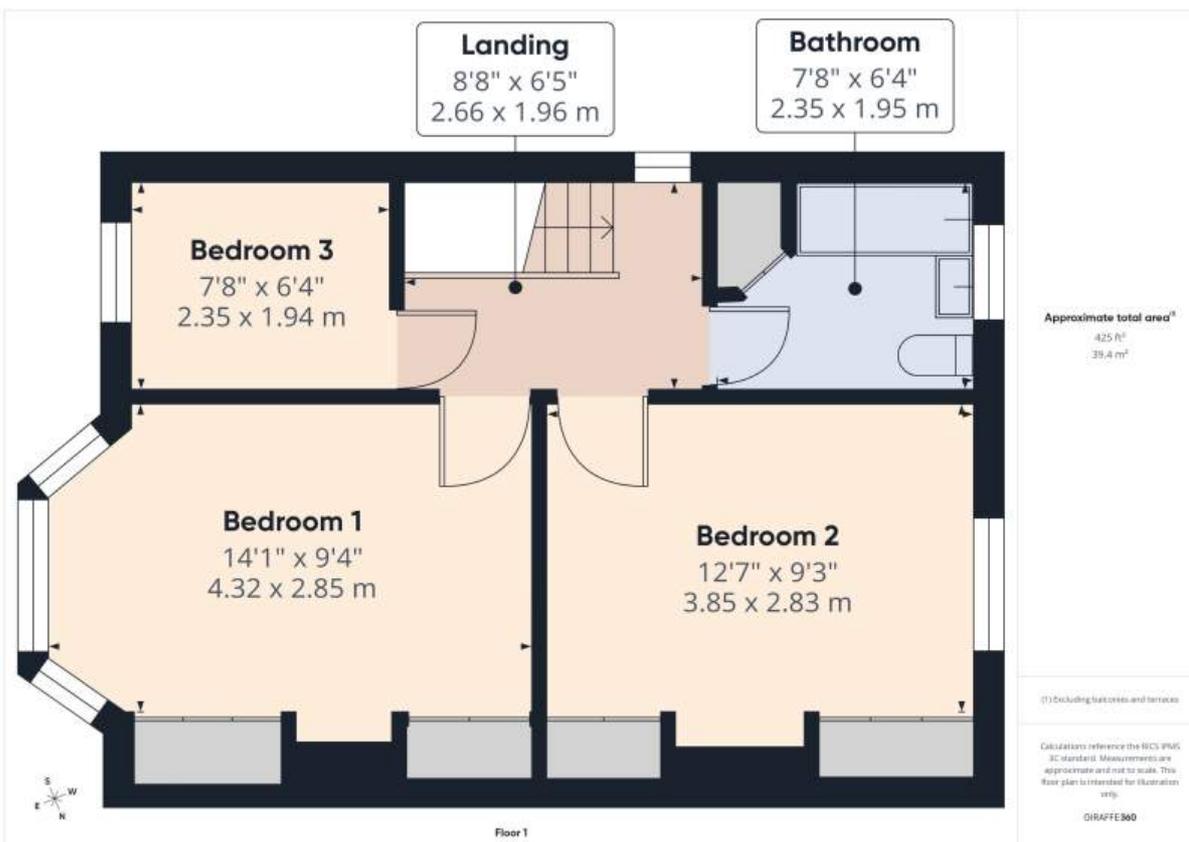
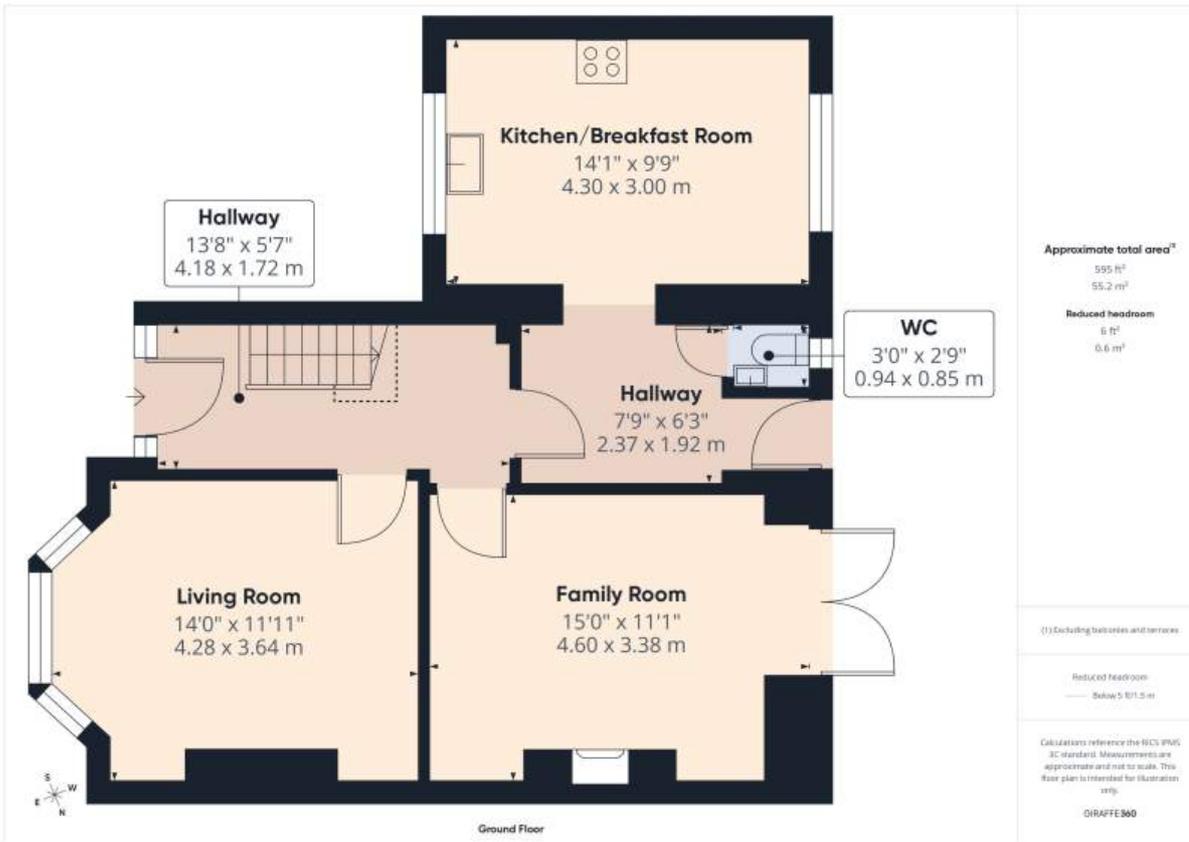
Tenure

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.