



Edwards & Co
property sales & lettings

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Merthyr Road
Tongwynlais
Cardiff
CF15

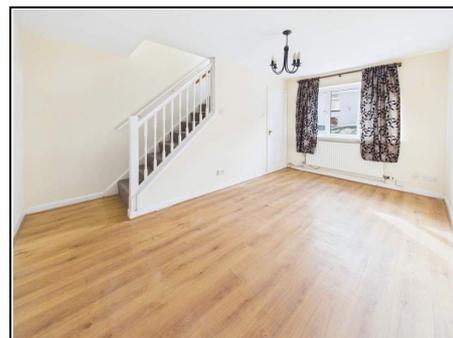
Guide Price £230,000



- Mid terrace 2 bedroom property
- 2 sizeable double bedrooms
- Large living room
- Modern kitchen + Dining room
- Well presented bathroom with useful airing cupboard
- In close proximity to Taff's Well which provides for local amenities
- Very close to Castell Coch and local trails
- Ideally located for the A470 and access to the M4 motorway
- NO UPWARD CHAIN
- MUST BE VIEWED

Ref: PRA53821

Viewing Instructions: Strictly By Appointment Only



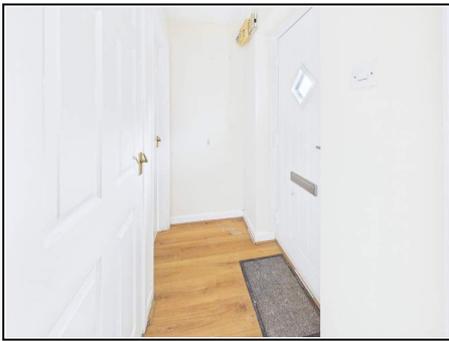
General Description

A well presented 2 bedroom mid terrace property in Tongwynlais Edwards & Co are delighted to offer for sale this ideal first time buyer home in the heart of Tongwynlais. The property features 2 large double bedrooms with a large living room and modern kitchen. The property is ideally located for access to the A470 in an out of Cardiff and to the M4. Furthermore, the property is in close proximity to Castell Coch and local trails, Taff's Well is a short distance away and provides for all local amenities. IDEAL FIRST TIME BUY!



Entrance to property

Well presented door leading to property.



Entrance Hallway

Entrance hallway with large storage cupboard. Doors leading to dining room and living room.



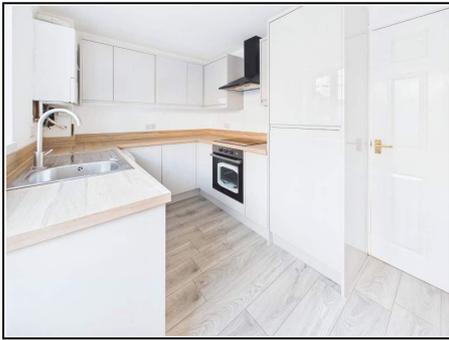
Living Room

A spacious living room featuring a bright and airy space, enhanced by natural light flowing in through large windows to the front and rear aspect. A staircase leads to the upper level accommodation.



Dining Room

The dining room features a large window that allows natural light to flood the space, creating a welcoming atmosphere. The room is entered from the entrance hallway and leads into the kitchen.



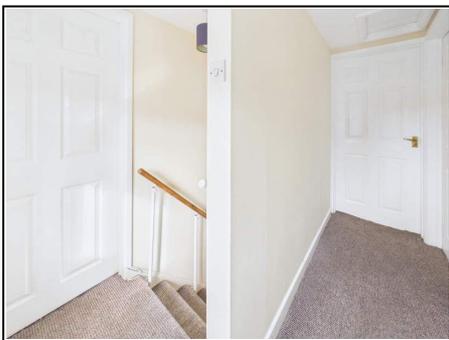
Kitchen

This modern kitchen features a practical layout with a light colour scheme and ample cabinetry for storage. The countertops provide a spacious area for food preparation and cooking. The room benefits from natural light due to the windows to the rear aspect. The flooring is designed for durability and easy maintenance. There is a door to the paved patio area.



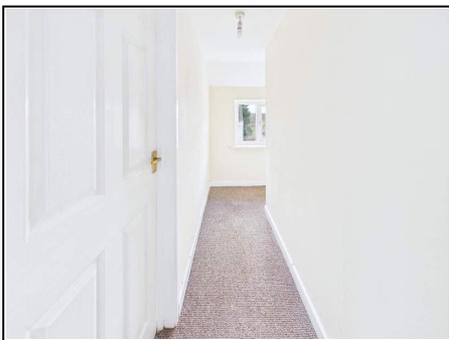
Kitchen Second Angle

As described.



Landing

Landing with hallway leading to Bedrooms and Bathroom.



Hallway

As described.



Bedroom 1

Bedroom 1 offers a spacious and well-lit double bedroom with built in wardrobes providing storage options. Natural light enters through a large window to the front aspect, contributing to a bright atmosphere.



Bedroom 2

Bedroom 2 provides for another double bedroom with ample space.



Bathroom

The bathroom features a modern design with a light, neutral colour scheme. Natural light is provided through a skylight, enhancing the sense of space. To the rear is a large above the stairs cupboard space.



Paved Patio Area

Private rear patio area, terraced and enclosed. The area is approached from the kitchen and is a useful outside space.

Agents Opinion

This property is really an ideal property for a first time buyer. The property is well presented and has been modernised to a good standard throughout. It is ideally located to transport links into Cardiff and beyond and is close to Taff's well which provides for all local amenities. This must be viewed to be fully appreciated.

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

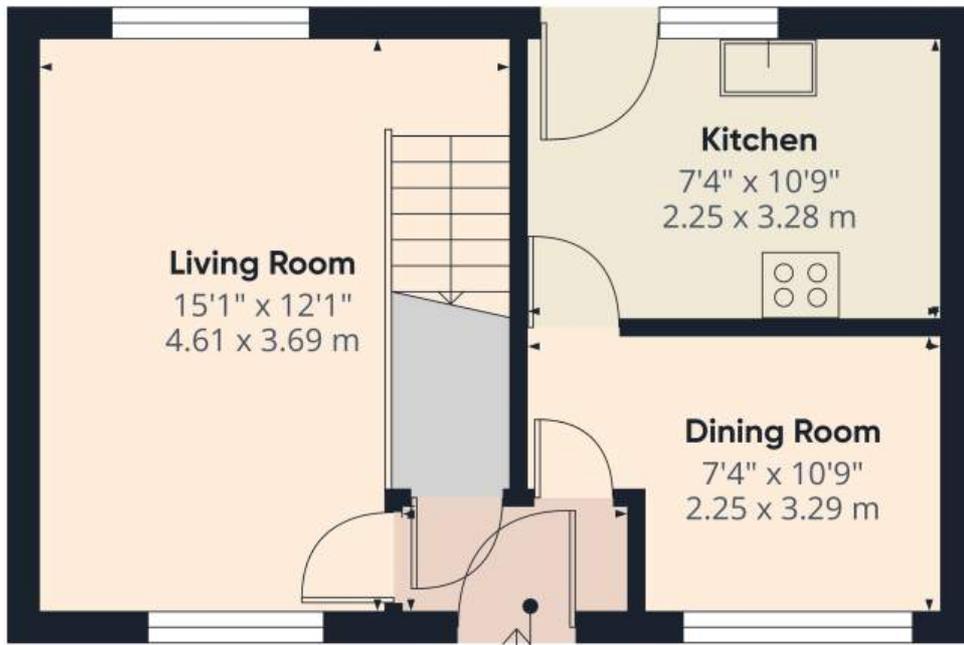
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



Living Room
15'1" x 12'1"
4.61 x 3.69 m

Kitchen
7'4" x 10'9"
2.25 x 3.28 m

Dining Room
7'4" x 10'9"
2.25 x 3.29 m

Entrance Hall
2'10" x 5'10"
0.87 x 1.79 m



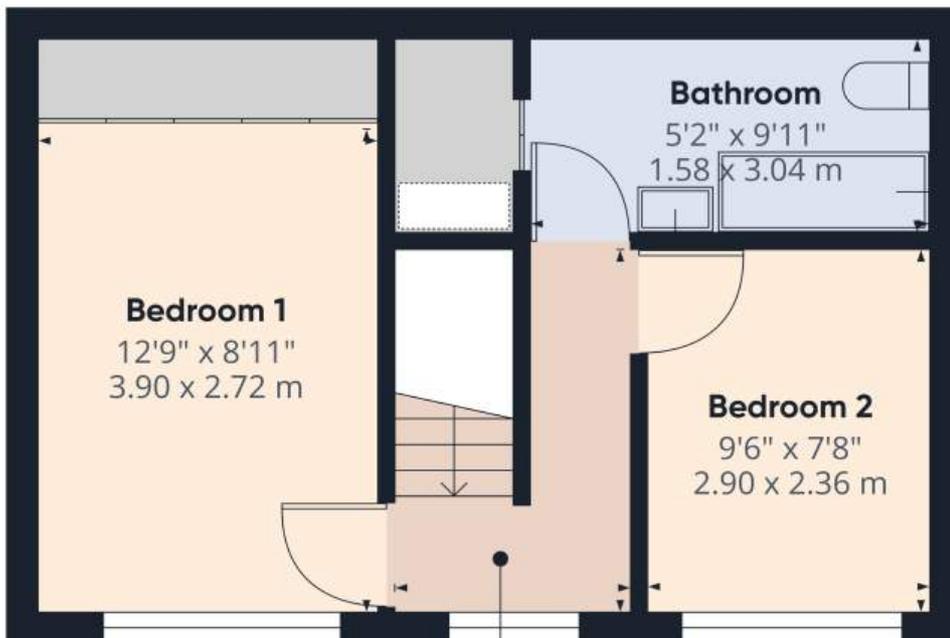
Ground Floor

Approximate total area⁽¹⁾
347 ft²
32.3 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFTE360



Bedroom 1
12'9" x 8'11"
3.90 x 2.72 m

Bathroom
5'2" x 9'11"
1.58 x 3.04 m

Bedroom 2
9'6" x 7'8"
2.90 x 2.36 m

Landing
9'7" x 5'11"
2.94 x 1.80 m



Floor 1

Approximate total area⁽¹⁾
308 ft²
28.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GRAFTE360



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		87
(69-80) C	69	
(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.