



Edwards & Co
property sales & lettings

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Lansdowne Road
Cardiff
CF5

Guide price £250,000



- Spacious 2 bedroom terraced property
- 2 large double bedrooms
- Spacious principal reception room + additional reception room
- Fully fitted and sizeable kitchen + separate dining area
- Large bathroom with bath and separate shower cubicle
- Convenient downstairs WC
- Private rear garden
- Convenient to City Centre, A48 and M4
- MUST BE VIEWED TO BE FULLY APPRECIATED
- IDEAL FIRST TIME BUY/INVESTMENT

Ref: PRA53828

Viewing Instructions: Strictly By Appointment Only



General Description

Ideal first time buy/investment - Spacious 2 bedroom mid terrace property in Canton Edwards & Co are delighted to offer for sale this well proportioned property with 2 spacious double bedrooms. The property is within walking distance to Cardiff City centre and benefits from quick access to the A48, M4 and nearby bus routes. With ample living space this property is an ideal first time buy in a convenient location. MUST BE VIEWED TO BE FULLY APPRECIATED!



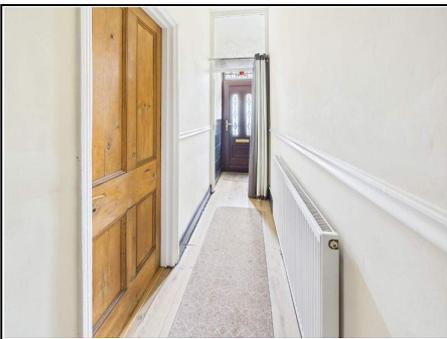
Entrance to property

Well maintained front entrance door to property.



Entrance Hallway

This welcoming hallway features a spacious layout with a straight staircase leading to the upper floor accommodation. The flooring offers a combination of wood and a decorative runner, enhancing the sense of warmth and style. The hallway provides access to various adjoining rooms and enhances the flow of the property.



Entrance Hallway 2

As described.



Front Reception Room

This bright and inviting living room features a large window allowing ample natural light, contributing to a warm and welcoming atmosphere. The space has laminate flooring, which adds a modern touch and is easy to maintain. A feature fireplace adds character to the room, making it a focal point.



Principal Reception Room

A spacious living area featuring an open plan design enhanced by natural light. The room is characterised by wooden flooring that contributes to a warm and inviting atmosphere. The layout allows for easy flow between the living and adjoining areas, creating an ideal space for both relaxation and socialising. The design offers versatility, suitable for various furniture arrangements to meet personal preferences. The room has a staircase leading to the first floor accommodation and it leads into the kitchen and dining area.



Principal Reception Room Second Angle

As described.



Dining Area

A separate dining area entered from the kitchen and the principal reception room. Storage cupboard and WC.



Kitchen

The kitchen features a spacious layout with a combination of white cabinetry and sleek black wall tiles, providing a modern aesthetic. The area benefits from ample natural light, thanks to the large windows. The floor is tiled, ensuring easy maintenance. The design allows for efficient workflow, making it an ideal space for cooking and dining.



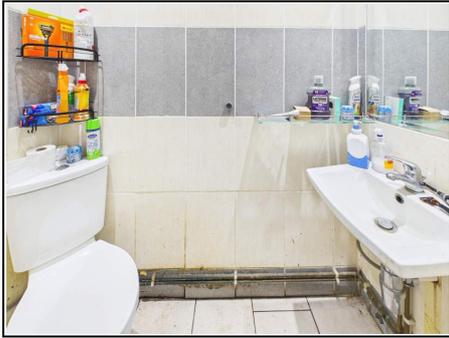
Kitchen Second Angle

As described.



Kitchen Third Angle

The further kitchen area features large glass doors that provide ample natural light and offers a view of the garden. The space incorporates a practical layout with a functional kitchenette area. The flooring is tiled, contributing to a clean and modern aesthetic. A welcoming atmosphere is enhanced by the connection to the outside, making it an ideal spot for relaxation or social gatherings.



WC

Downstairs WC which is fully tiled. It comprises of a WC and wash hand basin and mixer tap.



Landing

A bright and airy landing with doors leading to the accommodation and bathroom. There are 2 useful storage cupboard.



Bedroom 1

Bedroom 1 provides for a very spacious double bedroom. There are two large windows to the front aspect which provides for ample natural light. Furthermore there is a built in cupboard which provides for a storage option.



Bedroom 2

Bedroom 2 is another spacious double bedroom. There is large window to the rear aspect and a built in wardrobe which provides for ample storage.

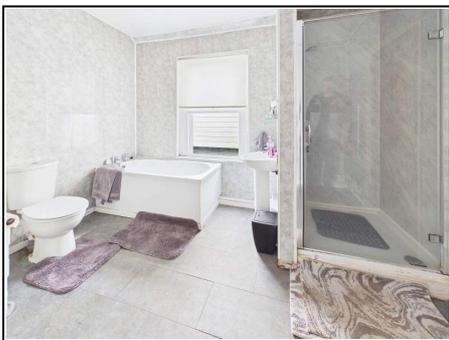


Garden

This property features a well-maintained exterior with a garden area that is primarily laid to lawn.



Garden 2



Bathroom

This bathroom features a spacious layout with a bathtub, separate shower area, WC and wash hand basin. Natural light is provided by a window, creating a bright atmosphere. The walls are finished with a light grey design, complementing the tiled flooring. There is a large airing cupboard to the side which provides for storage options.

Agents Opinion

This two bedroom property provides for ample living space and is a brilliant opportunity for a first time buyer to buy a property in a convenient area. This truly 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:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



Approximate total area
614 ft²
57 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.5 m

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

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Approximate total area
429 ft²
40 m²

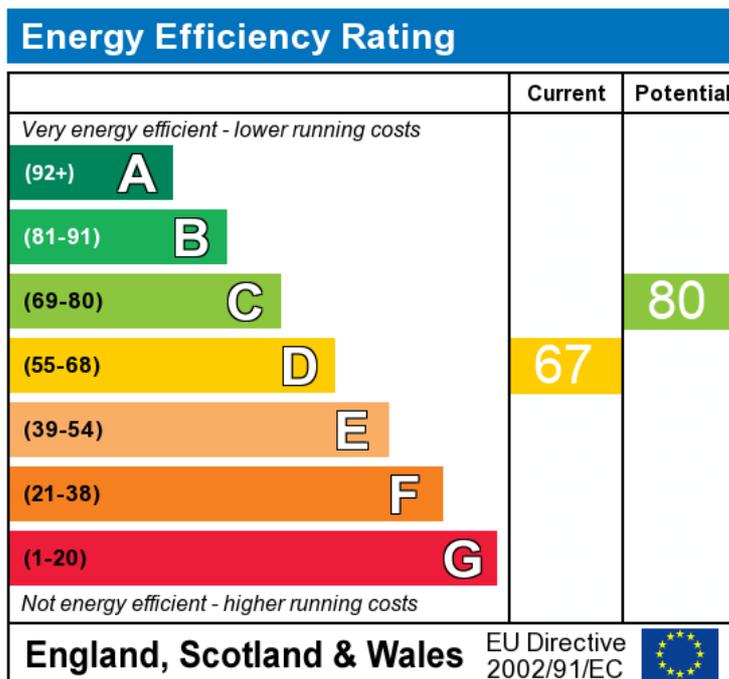
(1) Excluding balconies and terraces

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

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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.



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.