



**Edwards & Co**  
property sales & lettings

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**Pedair Erw Road  
Cardiff  
CF14**

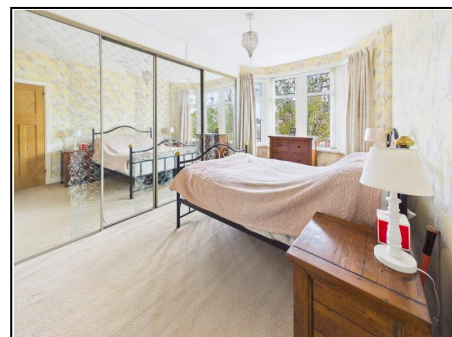
**Guide Price £450,000**



- Spacious 3 bedroom semi-detached property
- 2 large double bedrooms + sizeable single bedroom
- Well proportioned living room + dining room
- Convenient downstairs WC + useful laundry room
- Driveway parking
- Large private rear garden + view over Llwynfedw Gardens
- Many original features to include Parquet flooring and bay window
- Close to all amenities the Heath has to offer
- EARLY VIEWINGS ADVISED!

**Ref: PRA53836**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*A spacious and extended 3 bedroom semi-detached property in the Heath, Cardiff.\* Edwards & Co are delighted to offer for this ideally located family-sized home overlooking Llwynfedw Gardens. The property is in close proximity to all local amenities that the Heath has to offer and benefits from a large rear garden and ample off-road parking. The property has retained many original features such as the parquet flooring and bay windows. The ground floor has 2 large reception rooms, well presented kitchen, convenient downstairs WC and useful laundry room. The first floor has 2 large double bedrooms with a further sizeable single bedroom and additional large bathroom. This property must be viewed to be fully appreciated!

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### Driveway & Front Entrance

A well situated semi-detached property which benefits from ample off-road parking in the Heath overlooking Llwynfedw Gardens.

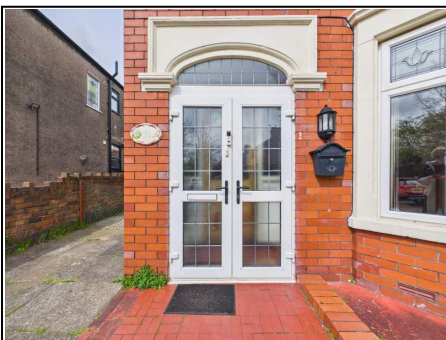
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### Front Garden

Gravelled front garden lined with shrubbery.

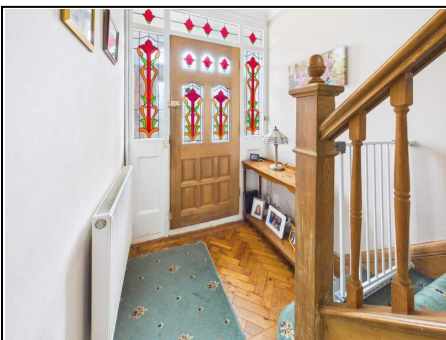
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### Entrance to property

Well maintained front door leading into porch.

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### Entrance Hallway

The entrance hallway features a beautiful stained glass door that leads to the porch. The hardwood flooring is laid in a herringbone pattern. Stairs lead to the first floor accommodation, there is a useful under stairs cupboard providing for storage options. Doors lead to the living room, dining room and kitchen.

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## Entrance Hallway 2

As described.



## Living Room

A spacious living room with large bay windows, allowing for ample natural light. The flooring comprises herringbone parquet and there is a feature fireplace with a wooden mantle.



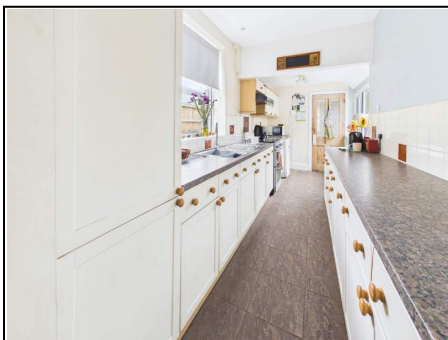
## Dining Room

This spacious room is currently utilised as a dining room. Patio doors provide for ample natural light and access to the private rear garden.



## Kitchen

The kitchen features ample worktop space with base and eye level units providing for storage. There is a single bowl sink drainer unit with a mixer tap and windows to the side aspects providing natural light into the space. Doors lead to the rear hallway which provides access to the rear garden, WC and laundry room.



## Kitchen Second Angle

As described.



## Rear hallway

Rear hallway which provides access to the rear garden, WC and laundry room.

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## Laundry Room

A convenient laundry room with a wash hand basin, worktop and drainage for a washing machine and dryer. It is fully tiled and there is a large window to the rear aspect

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## WC

An advantageous downstairs WC with a window to the side aspect.

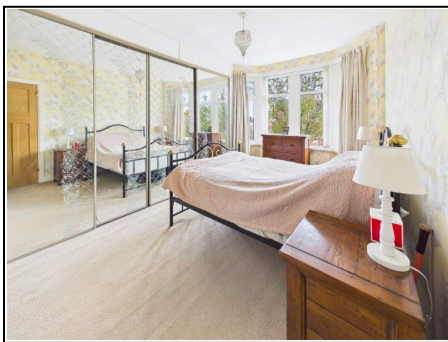
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## Landing

Spacious landing leading to the accommodation and bathroom. Window to side aspect.

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## Bedroom 1

Bedroom 1 provides for a spacious double bedroom with a large bay window to the front aspect. There are useful built in wardrobes providing for storage.

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## Bedroom 2

Bedroom 2 is a further spacious double bedroom with a large window the rear aspect. There are built in wardrobes which provide for storage options.

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## Bedroom 3

Bedroom 3 is a sizeable single bedroom which could also be utilized as a study/ office. There is a window to the front aspect.

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## Bathroom

A bathroom that comprises of a wash hand basin, WC and bathtub with shower screen and shower unit. Fully tiled with window to side aspect.

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## Garden

A large garden mainly laid to lawn. There is a patio area and a further sitting area. The garden is accessed through patio doors from the dining room, access from the rear hallway and side access from the driveway.

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## Garden 2

As described.

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### Garden 3

As described.

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### Patio Sitting Area

As described.

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## Agents Opinion

A ideally located and extended double bay fronted, red-brick semi-detached property. The property is well situated for the University Hospital of Wales, Cardiff City centre and all the local amenities the Heath area has to offer. The property is a great family sized property with potential for slight modernisation if desired. **EARLY VIEWINGS RECOMMENDED.**

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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

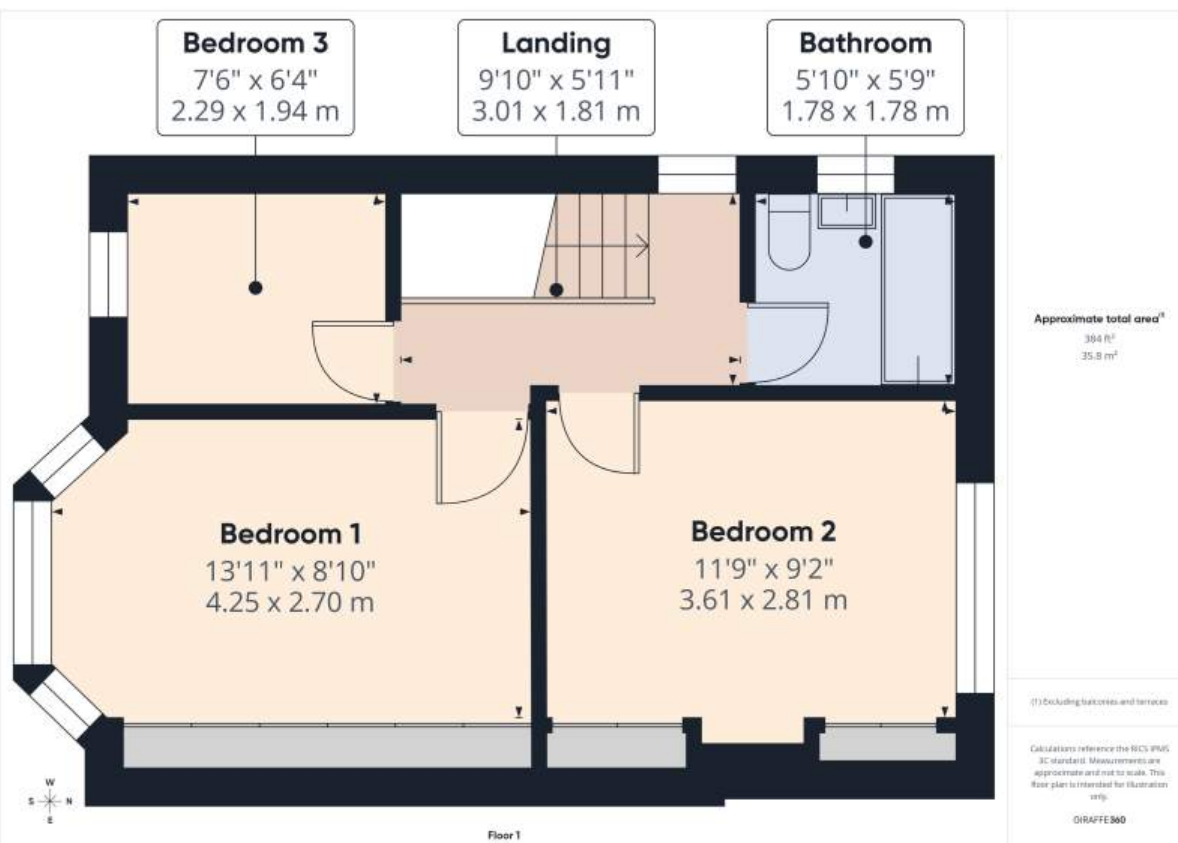
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F

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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.