



Edwards & Co
property sales & lettings

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Gilwern Crescent
Llanishen
Cardiff
CF14

Guide price £325,000



- Enviably located 3 double bedroom family sized home
- Open-plan kitchen and dining room + front reception room
- Ground floor utility room and w/c
- 3 excellent size bedrooms
- First floor family bathroom
- Driveway parking and garden to the front
- Private and enclosed garden to the rear
- Very well presented throughout
- First class Welsh and English school catchments
- Must be viewed to be fully appreciated



Ref: PRA53858

Viewing Instructions: Strictly By Appointment Only

General Description

Ideally located and spacious 3 double bedroom mid-terraced family sized home in Llanishen Edwards and Co are delighted to offer for sale this very well presented family-sized home that offers a modern open plan kitchen and dining room together with an excellent size principal reception room. Off the kitchen is a very useful utility space and ground floor w/c. To the first floor are 3 excellent size bedrooms and family bathroom. The property is within only a short distance from the Llanishen High School and Ysgol y Wern Welsh School and onwards into Llanishen Village centre itself. The property simply must be viewed to be fully appreciated.



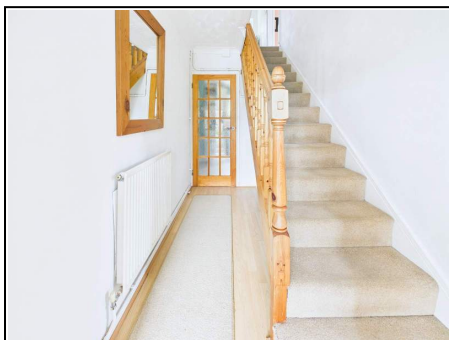
Driveway & Front Garden

Ample concrete base driveway parking area, with adjacent planted garden, leading to steps to front door and into utility area/inner lobby.



Front Entrance

Paved steps lead up to the French Doors leading into the entrance porch.



Entrance Hallway

Bright and welcoming entrance hallway with carpeted stairs leading to the first floor. Doors off to front reception room and kitchen/dining room.



Principal Reception Room

An excellent size main reception room with large window overlooking the front aspect. Feature fireplace and door leading into the dining area to the rear.



Principal Reception Room Second Angle

As depicted.



Kitchen/Dining Room

A very spacious, open-plan, modern kitchen and dining area and described as follows:



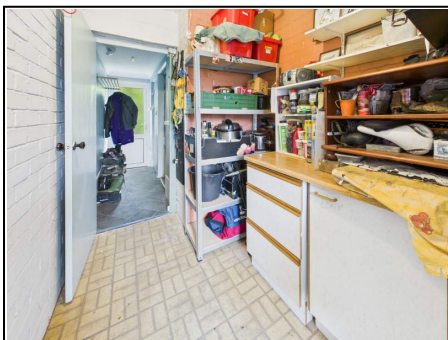
Kitchen

Modern white shaker-style kitchen with ample base and wall units. Inset oven with gas hob above, extractor, sink and drainer. Window overlooking the rear garden.



Dining Area

Ample space for dining table and chairs, open-plan to the kitchen area, with French doors leading to the rear garden.



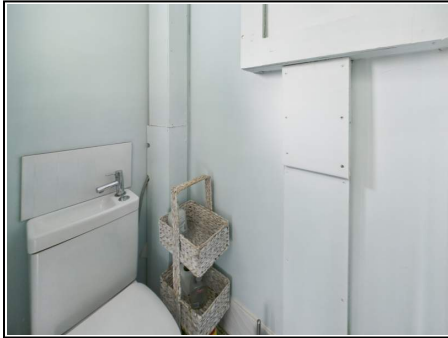
Utility Room

Utility/storage area with door to front and entrance, internal door to inner lobby and w/c.



Lobby

Door to kitchen and rear door to garden area. W/c off.



Ground Floor WC

Modern close coupled space saver toilet with in-built sink and tap. Door to lobby.



First Floor Landing

Carpeted first floor landing providing access to all bedrooms and family bathroom. Storage cupboard and loft access.



Bedroom 1

An excellent size double bedroom with windows overlooking the front aspect Fitted wardrobes, laminate flooring, textured ceiling.



Bedroom 1 Second Angle

AS depicted.



Bedroom 2

Bedroom 2 is another spacious double bedroom with the window overlooking the front aspect also. Laminate flooring, bright decoration.



Bedroom 3

Bedroom 3 is currently being used as a home office however will accommodate a double bed if so desired. Modern decor, laminate flooring, wall mounted combi-boiler.



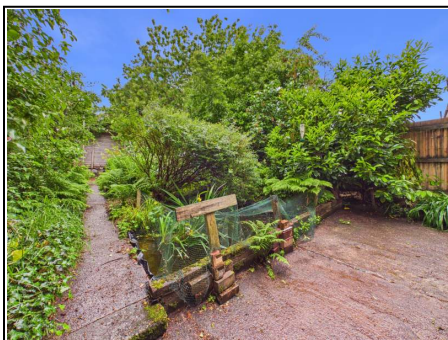
Family Bathroom

Brightly decorated and spacious family bathroom with white 3 piece suite and shower over the bath. Window with obscured glazing overlooking the rear aspect.



Bathroom Second Angle

As depicted with towel rail radiator.



Rear Garden

A very private and sizeable garden planted with an array of mature plants and flowering bushes. Concrete patio/outdoor entertaining space off dining area and pathway to rear of garden.



Rear Garden Second Angle

As depicted.

Agents Opinion

This really is an absolute gem of a property located on this very popular address. The property has been very well maintained by its current owners and offers spacious and very well presented 2 storey accommodation, driveway and mature gardens. Early viewings are strongly recommended.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

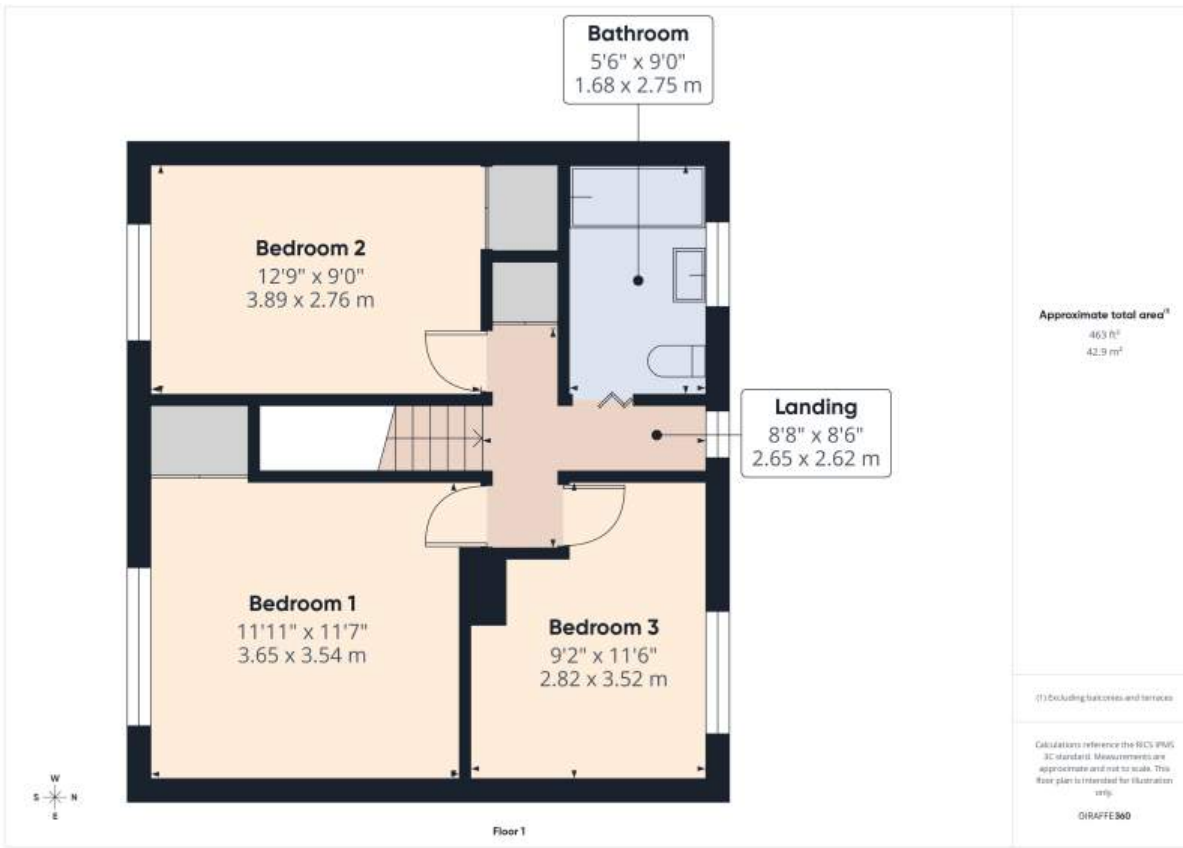
EPC Rating:69

Tenure

We are informed that the tenure is Freehold


Council Tax

Band Not Specified





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	69	75
(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.