



**Edwards & Co**  
property sales & lettings

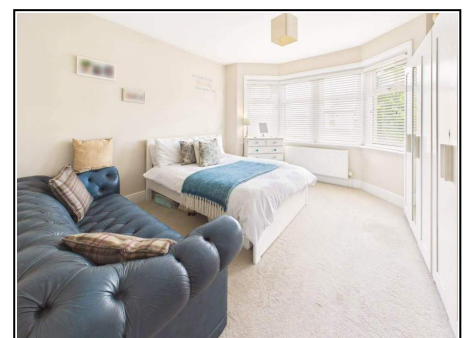
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St. Margarets Road  
Whitchurch  
Cardiff  
CF14

Guide Price £625,000-£645,000



- Superb and extended 3 bedroom family-sized home
- Fabulous open-plan kitchen/breakfast/principle reception
- Large dining room + separate garden room
- Utility room + g/floor shower room and separate w/c
- 2 excellent size double bedrooms
- 1 spacious 3/4 size double bedroom
- First floor family bath/shower room
- Private rear garden with terrace and garden shed
- First Class catchment for Welsh and English schools
- NOT TO BE MISSED!



Ref: PRA53860

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Guide Price £625,000 to £645,000 - Beautifully presented and extended 3 bedroom family sized home in Whitchurch\* Edwards and Co are delighted to offer for sale this fabulously proportioned semi-detached home located along one of Whitchurch's most desirable addresses. The property offers spacious ground floor accommodation together with 3 excellent size bedrooms and family bath/shower room. To the rear is a very private garden area with large paved terrace/outdoor entertaining space. Must be viewed to be fully appreciated.

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### Front Garden

A beautifully tended and wide front garden with original brick wall boundary with arched coping.

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### Front Entrance

Recessed storm porch providing access to composite entrance door. Outside light.

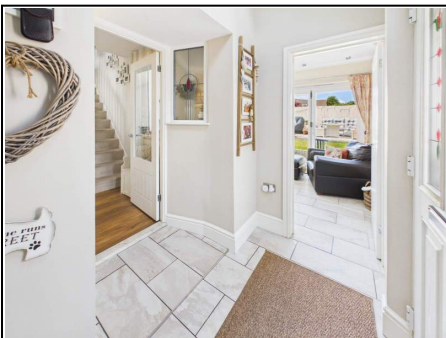
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### Rear entrance

Double wooden gates providing access to rear garden and terrace.

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### Entrance Hallway

A bright and welcoming entrance hallway with doors off to garden room and utility room. Glazed door to inner hallway.

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## Entrance Hallway 2

Inner hallway with carpeted staircase to first floor and leading through to principle/kitchen/breakfast room and separate dining room.



## Dining Room

A beautifully decorated and sizeable formal dining room/family room with original herringbone wood block flooring and fireplace. Bay window to front aspect.



## Dining Room Second Angle

As depicted.



## Principle Reception/Kitchen/Breakfast Room

A fabulously proportioned and open-plan central hub of the home described in detail as follows:



## Principle Reception Room

Spacious main reception room/sitting room with fireplace and wood burner. Window to front aspect. Open plan to kitchen/breakfast room.



## Kitchen

Modern, spacious and well-equipped fully fitted kitchen with shaker-style units and storage cupboard. Skylight and window to rear aspect. Breakfast bar divide to principle reception room.



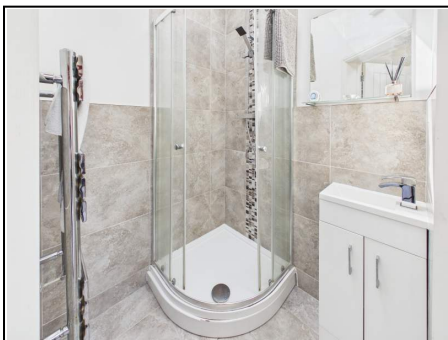
## Breakfast Area

Breakfast bar seating area as depicted.



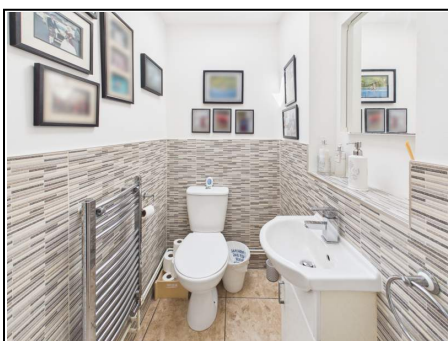
## Garden Room

Another well-proportioned sitting room or ground floor bedroom with door off to shower room and another to the inner lobby and ground floor w/c. Large glazed door and windows opening to rear garden.



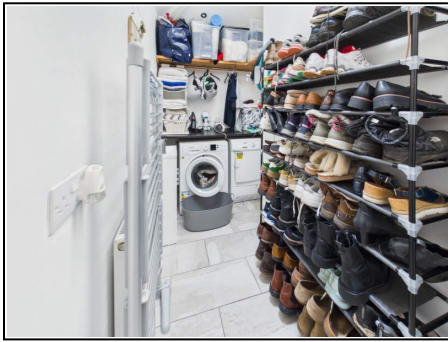
## Shower Room

Shower cubicle, wash hand basin and towel rail radiator.



## Ground Floor WC

Inner lobby with door to ground floor facility with close coupled w/c, wash hand basin and towel rail radiator.



## Utility Room

Spacious utility/boot room plumbed for laundry appliances.

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## First Floor Landing

Bright and spacious carpeted landing with doors off to all bedrooms and family bathroom. Window overlooking the rear aspect.

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## Bedroom 1

Bedroom 1 is a spacious double bedroom with bay window overlooking the front aspect. Carpeted floor and wardrobe space.

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## Bedroom 2

Bedroom 2 is another excellent size double bedroom again with windows overlooking the front aspect. Chimney breast with tiled hearth and alcove hanging space.

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## Bedroom 2 Second Angle

As depicted.

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### Bedroom 3

Bedroom 3 is another well-proportioned bedroom with ample space for a large single or 3/4 size double bed and bedroom furniture/study space. Window to side aspect.



### Family bath/shower room

Spacious family bathroom with panelled bath, w/c wash hand basin and separate shower cubicle. Part tiled and part painted walls, tiled flooring and towel rail radiator. Window with obscured glazing to rear aspect.



### Rear Garden

Well-proportioned, private and westerly facing rear garden laid mainly to lawn with paved terraces, garden shed and double gates side access.



### Rear Garden Second Angle

As depicted.



### Rear Garden Third Angle

As depicted.



## Paved Terrace

Large paved seating/outdoor entertaining area overlooking the lawn area.

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## Garden Shed/Storage

Wooden garden shed to remain.

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## Agents Opinion

This truly is an exceptionally well-proportioned and beautifully presented family home on St Margarets Road. The property has been significantly modernised and extended in it's very recent history by the renowned Big Bear developments company. The property is well located only a short distance from the Whitchurch Library and park, shops, bars and restaurants and has easy access to the Village centre, A470 and M4 links. The current owners have taken great care of the property and have presented a beautiful home, both inside and outside, just ready for it's new custodians to enjoy it as much as they have. Early viewings are strongly 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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Principle Reception/Kitchen/Breakfast Room  
12'8" x 29'1"  
3.87 x 8.89 m

Utility Room  
5'3" x 10'10"  
1.61 x 3.31 m

Dining Room  
11'11" x 14'0"  
3.65 x 4.27 m

Entrance Hall  
6'4" x 7'0"  
1.93 x 2.15 m

Garden Room  
11'11" x 7'9"  
3.64 x 2.37 m

Shower Room  
4'8" x 4'5"  
1.44 x 1.36 m

Lobby/wc  
3'10" x 2'11"  
1.18 x 0.91 m



Ground Floor

Approximate total area<sup>(1)</sup>  
822 ft<sup>2</sup>  
76.4 m<sup>2</sup>

(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  
12'1" x 13'1"  
3.71 x 4.00 m

Bedroom 2  
14'4" x 10'8"  
4.37 x 3.27 m

Bedroom 3  
8'5" x 6'10"  
2.57 x 2.10 m

Landing  
8'10" x 4'1"  
2.72 x 1.27 m

Family Bath/Shower Room  
8'5" x 6'10"  
2.58 x 2.09 m



Floor 1

Approximate total area<sup>(1)</sup>  
454 ft<sup>2</sup>  
42.1 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the BCS:PM5  
3C standard. Measurements are  
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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.