



Edwards & Co
property sales & lettings

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**Ardwyn
Cardiff
CF14**

Guide Price £325,000 to £335,000



- Spacious 3 bedroom semi-detached property
- Sizeable front reception room + dining/family room
- Kitchen + sizeable pantry
- 2 spacious double bedrooms + well sized third bedroom
- Bathroom + first floor w/c + convenient downstairs w/c
- Driveway + garage with power
- Private southerly facing rear garden
- First class Welsh and English school catchments
- Excellent location and with easy access to City centre and M4
- NO UPWARD CHAIN - MUST BE VIEWED

Ref: PRA53871

Viewing Instructions: Strictly By Appointment Only



General Description

*GUIDE PRICE £325,000 to £335,000 * Spacious 3 bedroom semi-detached property in the sought after Pantmawr area of Cardiff* Edwards & Co are delighted to offer for sale this spacious family sized house with off-road parking, a garage and a rear private garden in a desirable residential area. The property will require general modernisation however is in close proximity to Rhiwbina which provides for all local amenities, the A470 leading to Cardiff centre and to the M4 is but a short distance away. The property benefits from ample living space and is a great opportunity with no upward chain. NOT TO BE MISSED.



Front Garden

Paved entrance with stairs leading to driveway. Front garden mainly gravel with shrubbery. Shrubby along clearly defined bricked border. Doors to front and side entrance.



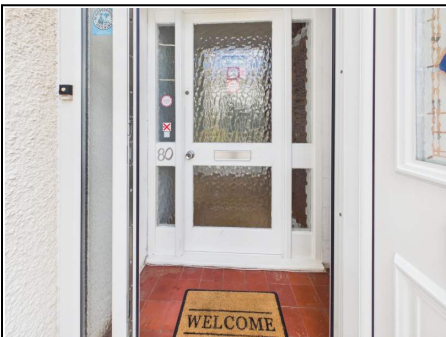
Driveway

Paved driveway leading to garage.



Garage

Garage with power and up and over door.



Entrance Porch

Entrance porch with access to front door and entrance hallway. Tiled floor and walls.



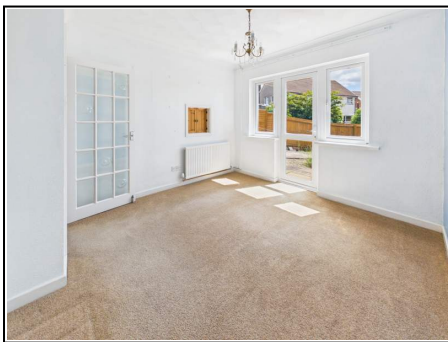
Entrance Hallway

Bright and welcoming entrance hallway with carpeted flooring and carpeted stairs leading to the first floor. Doors off to ground floor rooms. Useful fitted wardrobes.



Front Reception Room

Spacious front reception room with large window to the front aspect. Fireplace with wooden mantelpiece. Carpeted flooring.



Family room/dining room

A spacious room which may be utilised as a further reception room or as a dining room. Door and windows to the rear aspect. Carpeted flooring.



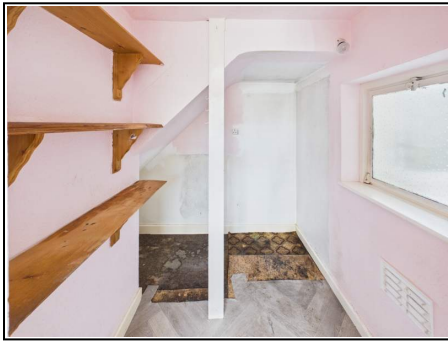
Kitchen

Kitchen comprising of ample base and eye level units, single bowl sink drainer unit with mixer tap. Part tiled, open pantry space and window overlooking rear aspect. Door to Inner hallway and w/c,



Kitchen Second Angle

As depicted.



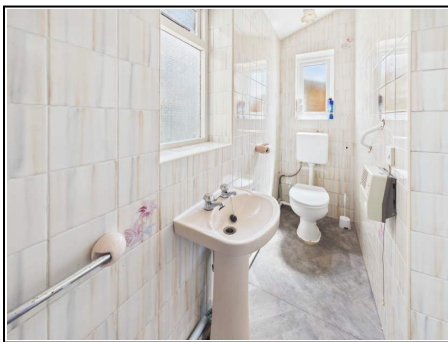
Pantry

Convenient spacious pantry open to kitchen. Window to inner hallway.



Rear Lobby

Rear lobby with doors to Front aspect and rear garden. Sliding door to convenient downstairs w/c and door to kitchen.



Ground Floor WC

Convenient ground floor facility. W/c, wash hand basin, window to side and rear aspect. Tiled walls.



First Floor Landing

Bright and open landing. Carpeted flooring and stairs, doors lead to bedrooms, w/c and bathrooms. Large window to side aspect, loft access hatch.



Bedroom 1

A very well proportioned room with fitted wardrobes and windows to the front aspect. Carpeted flooring.



Bedroom 2

Another sizeable bedroom with fitted wardrobes and a large window to the rear aspect. Carpeted flooring.



Bedroom 3

Bedroom 3 provides for a sizeable single bedroom. Window to front aspect and fitted wardrobes. Carpeted flooring.



Bathroom

Family bathroom with shower over bath and wash hand basin set in a vanity unit with a mixer tap. Obscured window to rear aspect, tiled walls and airing cupboard.



Separate WC

Further w/c, tiled walls with obscured window to side aspect.



Rear Garden

Private rear garden mainly stone pebble based with paved tiles. Clearly defined fenced boundaries.



Rear Garden Second Angle

As depicted.

Agents Opinion

This much loved and enviably located property will make the ideal family home with a little tlc. The very well-proportioned property is within close proximity to the A470, leading to the M4 and Cardiff city centre, and Rhiwbina village which provides for all local amenities. The house is set in a popular residential area and offers a great opportunity to modernise a property to 'make it your own'. Offered with with no upward chain, this is certainly one not to be missed.

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

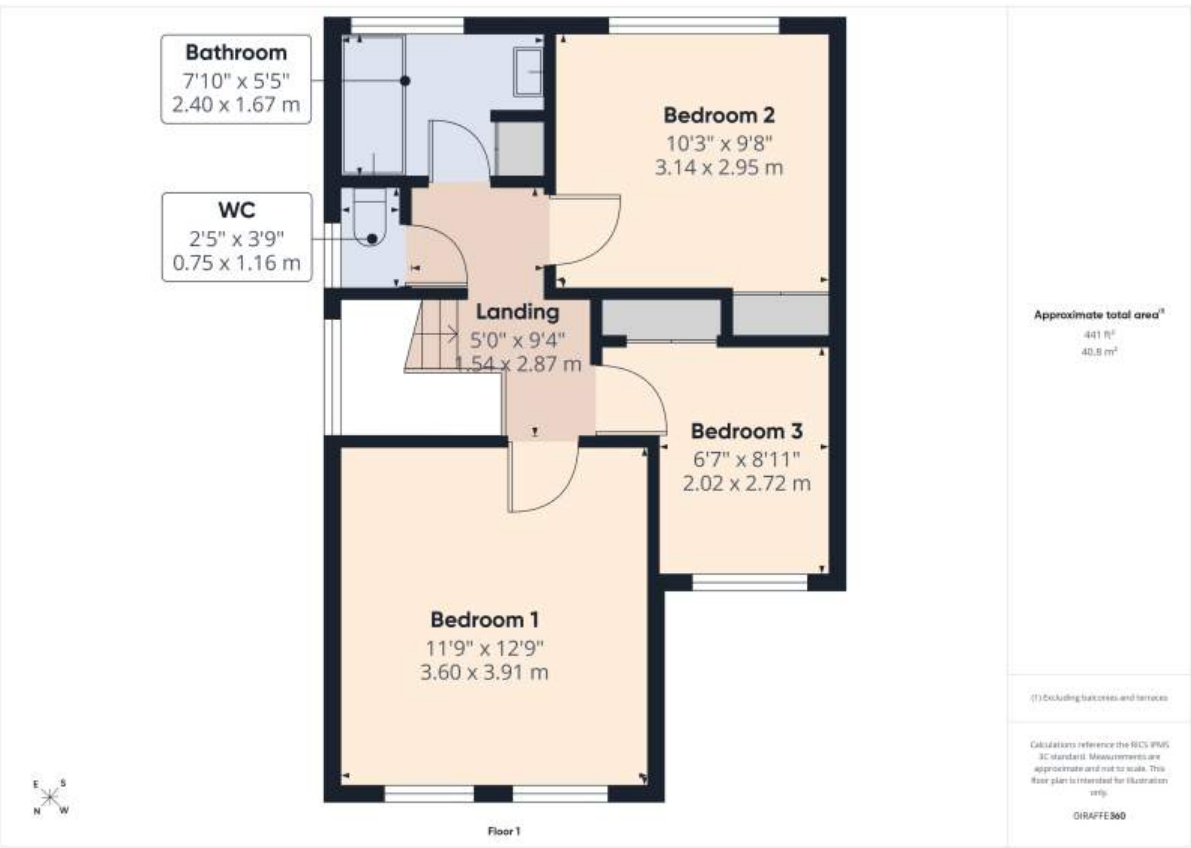
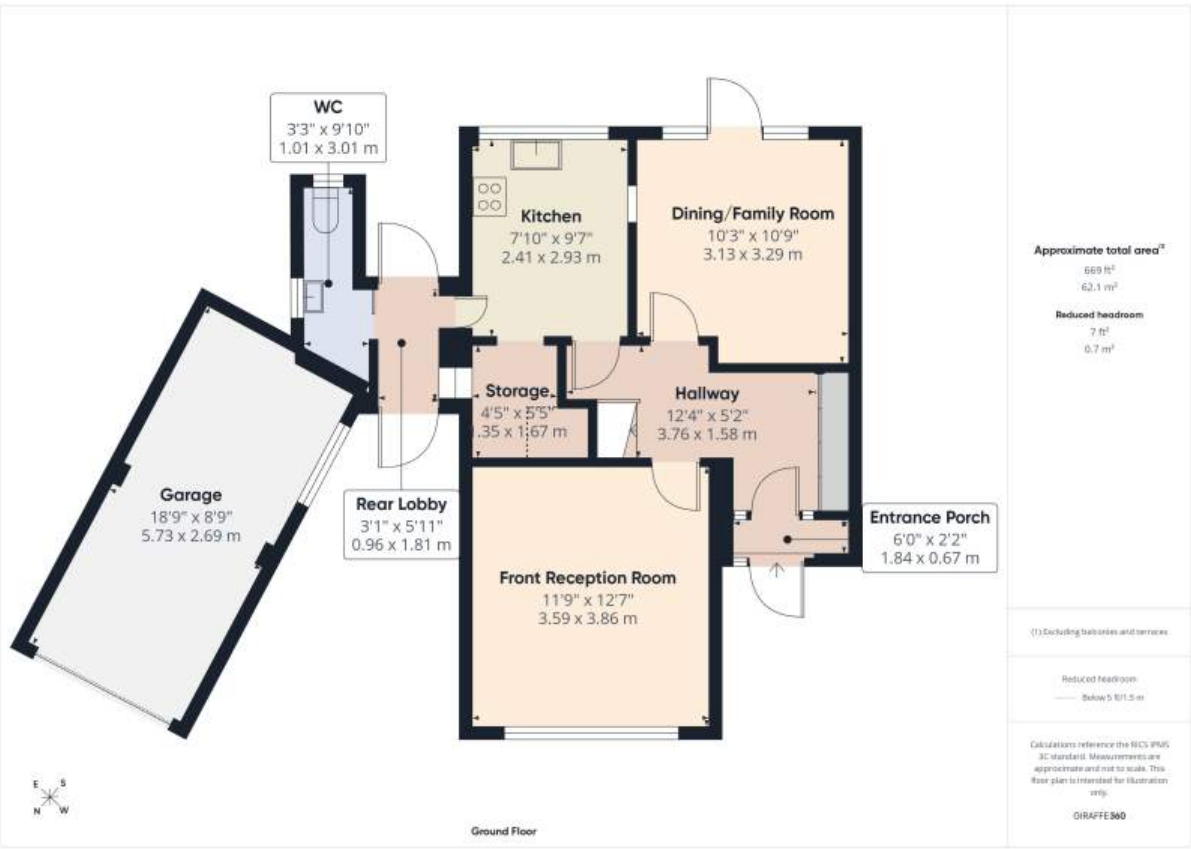
Tenure

We are informed that the tenure is Freehold

Council Tax

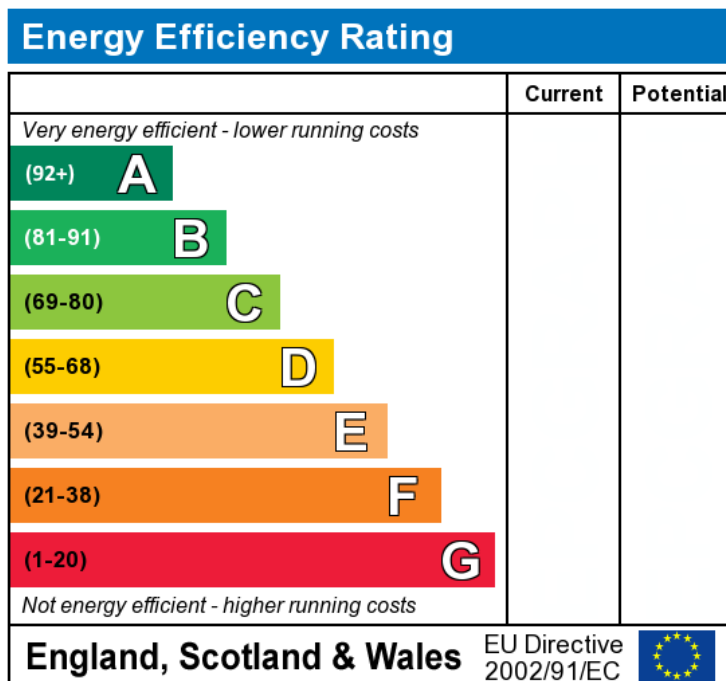
Band F







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.