



Edwards & Co
property sales & lettings

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Coed Glas Road
Llanishen
Cardiff
CF14

Guide Price £480,000



- Well presented 4 bedroom semi-detached home
- Spacious living Room and additional living area
- Modern open-plan kitchen and dining area
- Bedroom 1 with en-suite shower room
- 2 further well proportioned double bedrooms + single bedroom
- First floor family bathroom + downstairs w/c + utility room
- Ample driveway parking to front + garage
- Excellent sized garden + summer house
- First class Welsh and English school catchments
- EARLY VIEWINGS ADVISED!



Ref: PRA53884

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £480,000 - Beautifully presented 4 bedroom semi-detached home in a sought after residential area Edwards & Co are delighted to offer for sale this exceptional spacious family home in close proximity to Llanishen and Rhiwbina. The property offers ample living space with a extended open plan kitchen/dining room and loft extension which provides for a further large double bedroom with a en-suite shower room. This well presented home offers ample parking, a sizeable southerly facing garden with a detached garage with power and summer room. Within close proximity are the Coryton line Railway stations of Birchgrove and Ty Glas alongside a first class catchment area for both Welsh and English schools. EARLY VIEWINGS ADVISED!



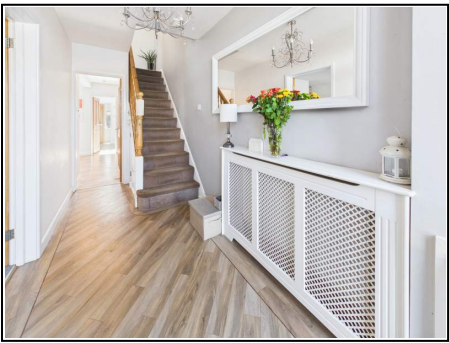
Driveway & Front Entrance

Gravel driveway leading to garage with parking for multiple vehicles. Side access to garden and access to front door leading to property.



Entrance to property

Access to front door and hallway, paved flooring and outside light.



Entrance Hallway

Bright and well presented entrance hallway with carpeted stair leading to the first floor accommodation. Doors to ground floor rooms.



Principal Reception Room

Spacious principal reception room with large box bay window to front aspect. Chimney breast with feature electric fire. Carpeted flooring.



Principal Reception Room Second Angle

As depicted.



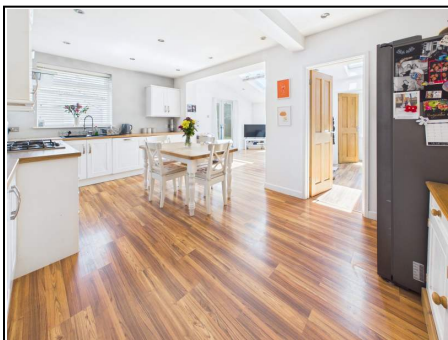
Kitchen

Modern spacious and open plan kitchen/dining room with extended living area. Upgraded fully fitted kitchen with window to side aspect. Patio door to rear garden and to utility room.



Kitchen/Dining Room

Upgraded kitchen units with ample worktop space, oven and gas hob with extractor fan above. 1 and a half bowl sink drainer unit with mixer tap, integrated dishwasher. Spotlights.



Dining Area

As depicted.



Living Area

Sizeable living area with patio doors to rear garden, window to rear aspect and velux window.



Utility Room

Useful utility room with ample base and eye level units. Single bowl sink drainer unit with mixer tap, plumbing for laundry appliances. Door to kitchen and w/c. Velux window.



WC

Convenient ground floor facility. W/c, wash hand basin with mixer tap set in a vanity unit. Obscured window to rear aspect.



WC 2

As depicted.



First Floor Landing

Carpeted flooring and stairs, doors off to all bedrooms and bathroom. Carpeted stairs to second floor bedroom. Storage cupboard.



Bedroom 2

A well proportioned and well presented double bedroom with 2 sets of fitted wardrobes, large window overlooking front aspect. Carpeted flooring.



Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 provides for a further sizeable double bedroom with 2 sets of fitted wardrobes and a large window overlooking the rear aspect. Carpeted flooring.



Bedroom 4

Bedroom 4 is a good sized single bedroom with a large window to the front aspect. The room may be utilised for various uses such as a bedroom or home office.



Bathroom

Modern family bathroom with 3 piece suite with shower over bath, w/c and wash hand basin with mixer tap set in a vanity unit. Heated towel rail. Tiled flooring and partly tiled walls. Obscured window to rear aspect.



Bathroom Second Angle

As depicted.



Bedroom 1

A very well proportioned and beautifully presented main bedroom suite in the loft extension. There is a set of fitted wardrobes, under eaves storage and a en-suite shower/wc. There are velux windows to the front aspect and a large window to the rear aspect.



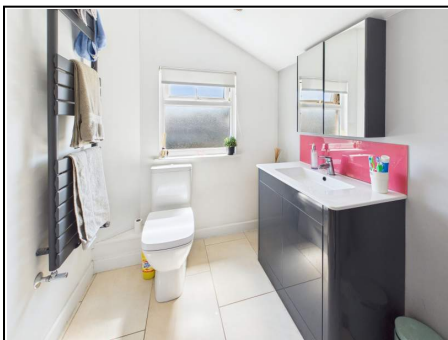
Bedroom 1 Second Angle

As depicted.



En Suite Shower Room to Bedroom 1

Modern en-suite facility with shower, w/c and wash hand basin with mixer tap set in vanity unit. Tiled floor and part tiled walls. Obscured window to rear aspect and heated towel rail.



En Suite to Bedroom 1

As depicted.



Rear Garden

A excellent sized private rear garden mainly laid to lawn with separate paved seating area. Clearly defined fenced boundary and access to Summer House and Garage. Southerly facing.



Rear Garden Second Angle

Paved seating area.



Rear Garden Third Angle

As depicted.



Garage

Garage with power, electric up and over door. Door to side and window to rear.



Summer House

Well presented wooden summer house with power.

Agents Opinion

This truly is a excellent family sized home in a popular residential address. The property has been part extended to the loft which offers a further double bedroom and en-suite. The kitchen has also been opened to the dining room and extended to the garden offering a further living area. The large southerly facing garden offer privacy and space for the new owners to enjoy. The property is within easy reach of local amenities in Rhiwbina and Llanishen and within close proximity to the Coryton line Railway stations of Birchgrove and Ty Glas. NOT TO BE MISSED.

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

MONEY LAUNDERING REGULATIONS: 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:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Approximate total area⁽¹⁾

651 ft²
60.5 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT#360



Ground Floor Building 1



Approximate total area⁽¹⁾

407 ft²
37.8 m²

(1) Excluding balconies and terraces

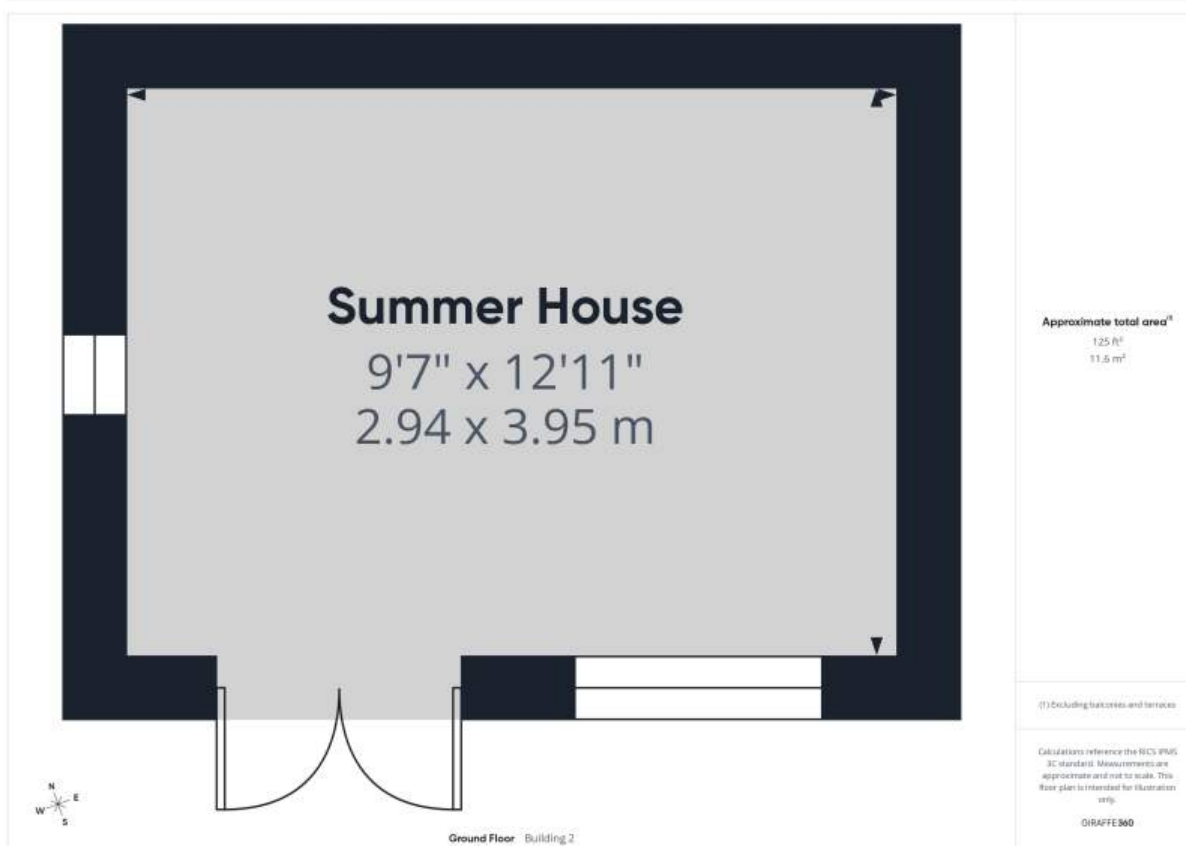
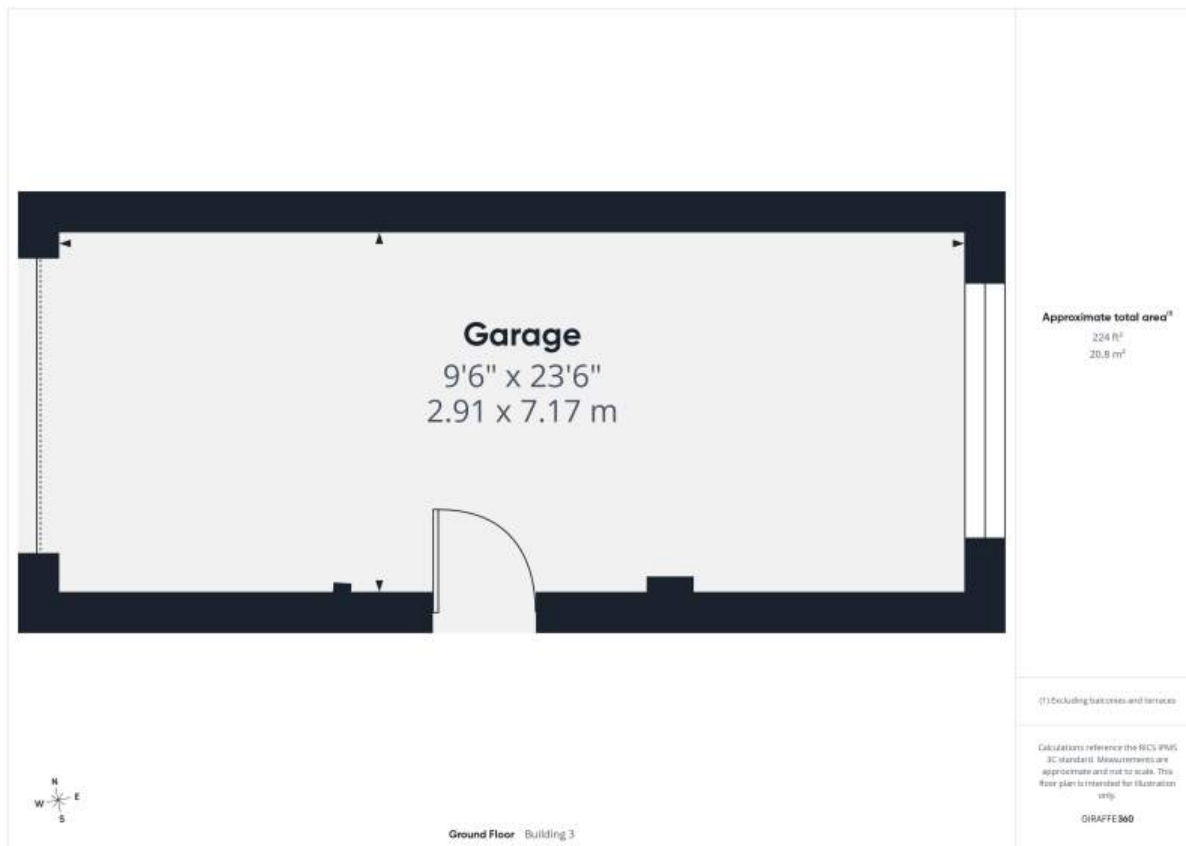
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DRAFT#360



Floor 1 Building 1





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		81
(69-80) C	72	
(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.