



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Westbourne Road
Whitchurch
Cardiff
CF14

Guide Price £350,000



- Beautifully presented 2 bedroom family home
- Spacious living room with patio doors to garden
- Well presented kitchen open to dining room
- 2 Spacious double bedrooms
- Modern family bathroom
- Large southerly facing rear garden +driveway for multiple vehicles
- Conveniently located to all local amenities in Whitchurch
- First class Welsh and English school catchments
- Short travelling distance to A470 and M4 + walking distance to Railway station
- EARLY VIEWINGS ADVISED!



Ref: PRA53898

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and ideally located 2 bedroom property in Whitchurch Edwards & Co are delighted to offer for sale this well presented family home in a popular residential area. This home offers 2 great double bedrooms with a great living space and modern kitchen open to the dining room. There is additionally the benefit of a large southerly facing garden and a large driveway for multiple vehicles. The property is within a short travelling distance to Whitchurch which provides for all local amenities and a first class catchment for both Welsh and English schools. The A470 is but a short distance away leading to the city centre and M4, additionally, the Llandaf railway station is within walking distance. EARLY VIEWINGS ARE ADVISED.



Driveway

Driveway with space for multiple vehicles with lawn and planted border. Side access to rear garden.



Front Garden

Front garden mainly laid to lawn.



Entrance to property

Well maintained front door with access to entrance hall. Outside light.



Entrance Hall

Bright and spacious entrance hall with beautiful tiled flooring. Carpeted stairs to first floor accommodation, useful under stairs storage. Doors lead to the dining room and living room.



Living Room

Sizeable living room with patio door to rear garden and large bay window to front aspect. Chimney breast with alcove shelving either side and fitted storage cupboards. Feature electric log burner on slate hearth and stylish wooden parquet flooring.



Living Area Second Angle

As depicted.



Dining Room

Large dining room open to kitchen. Window to side aspect and wooden parquet flooring.



Dining Room Second Angle

As depicted.



Kitchen

Modern kitchen open to the dining room with upgraded, fully fitted kitchen and dining space. Window to side aspect and door to rear garden. Velux window above providing for further natural light.



Kitchen Second Angle

Upgraded kitchen units, oven and grill, gas hob with extractor above, sink and drainer, integrated dishwasher and fridge freezer.



Kitchen Third Angle

As depicted.



Landing

Carpeted landing with window to front aspect and doors to bedrooms and bathroom. Loft access hatch



Bedroom 1

A very well proportioned and beautifully presented main bedroom with fitted wardrobe, large bay window to front aspect and patio doors overlooking the rear garden. Carpeted flooring.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Another double bedroom with the window overlooking the rear garden and with views across the surrounding area. Carpeted flooring.



Bathroom

Modern family bathroom with 3 piece suite and shower over the bath. Part tiled and part painted walls. Window with obscured glazing to rear aspect. Towel rail radiator.



Rear Garden

Large private rear garden mainly laid to lawn with clearly defined boundaries and garden shed. The garden is southerly facing.



Rear Garden Second Angle

As depicted.



Paved Patio Area

Convenient patio area with patio doors to the living room.



Garden Shed/Storage

As depicted.

Agents Opinion

This is a beautiful property retaining many original features with a modern touch. The property is well presented and is ready to move into instantly. Located in the sought after Whitchurch area this property has much to offer with local amenities and a first class school catchment. Early viewings are advised.

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

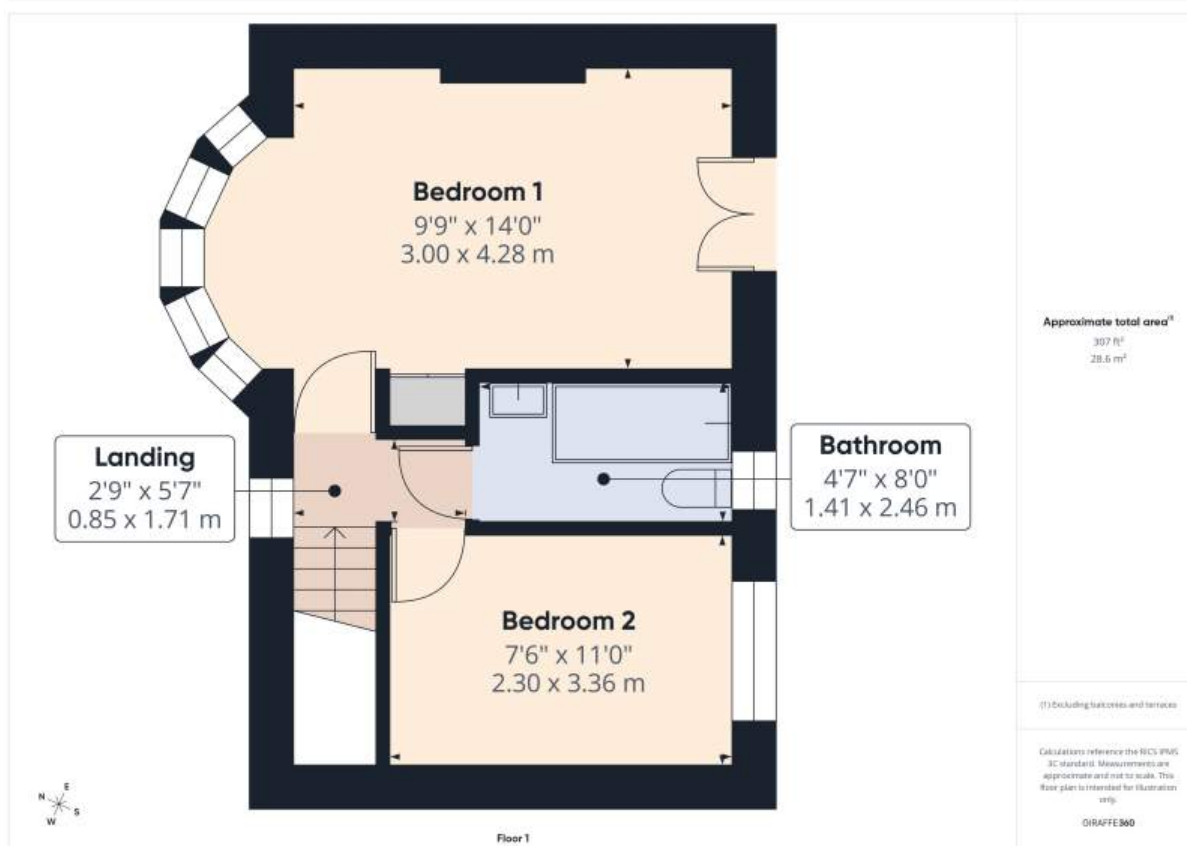
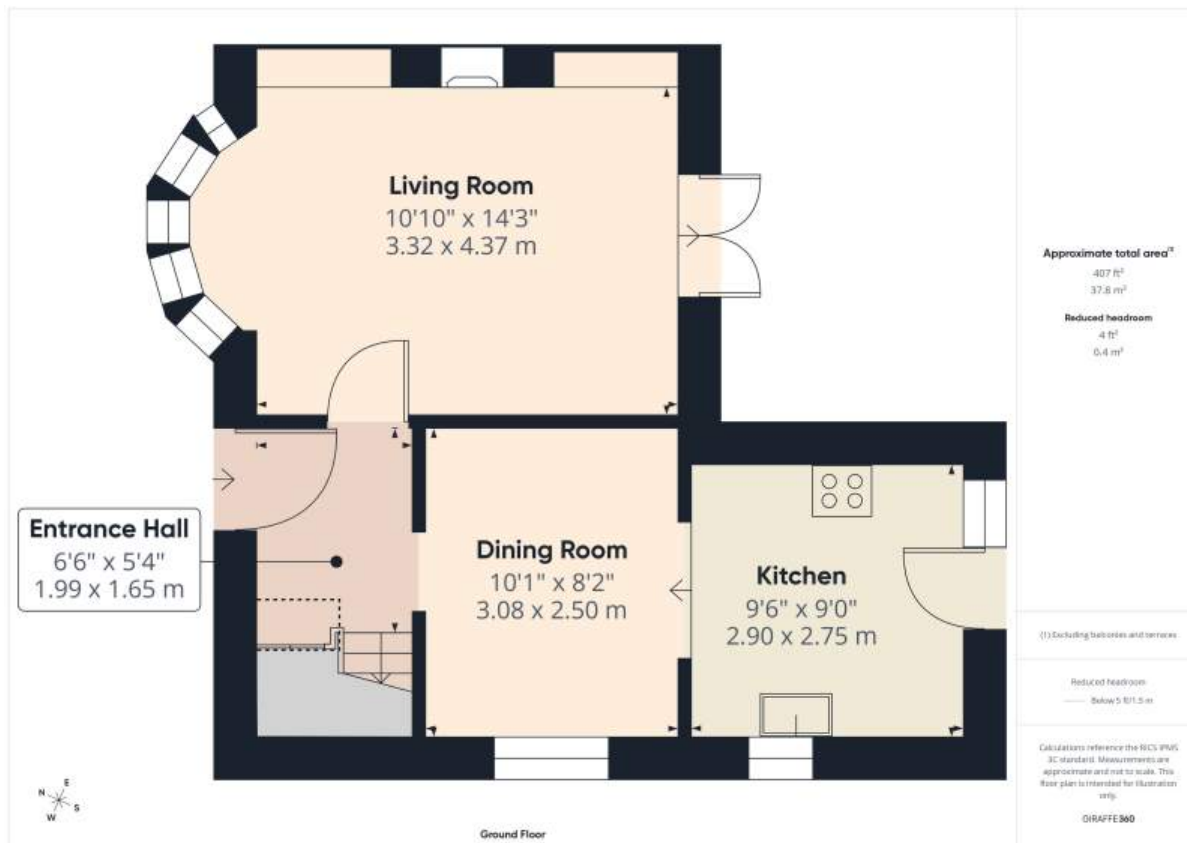
EPC Rating:50

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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		79
(55-68) D		
(39-54) E	50	
(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.