



Edwards & Co
property sales & lettings

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Dan-y-Graig
Cardiff
CF14

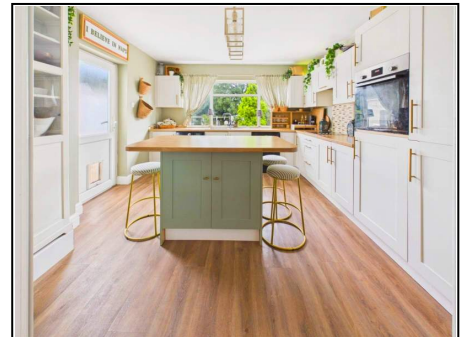
Guide Price £585,000 to £615,000



- Fabulous 5 bedroom detached family sized home
- 2 excellent size reception rooms
- Modern and stylish kitchen/breakfast room
- 2 well-proportioned ground floor bedrooms
- Ground floor bath/shower room
- 3 superb first floor double bedrooms
- Modern first floor family bathroom
- Beautifully presented throughout
- Excellent size rear gardens + terraces
- Ample driveway parking + detached garage

Ref: PRA53908

Viewing Instructions: Strictly By Appointment Only



General Description

Guide Price £585,000 to £615,000 - Superb and spacious 5 double bedroom detached family sized home in Pantmawr with fabulous rear gardens Edwards and Co are delighted to offer for sale this beautifully presented and versatile property located only a short distance from both Rhiwbina and Whitchurch Village centres. The property further benefits from ample driveway parking and garage together with a beautiful southerly facing garden with lengthy lawn and outdoor entertaining spaces. This property simply has to viewed to be fully appreciated.



Front & Entrance

Drop-kerb crossover from the road way onto an extensive block paved driveway to the front and side of the property.



Driveway

As depicted with ample parking to front and side leading to the detached garage.



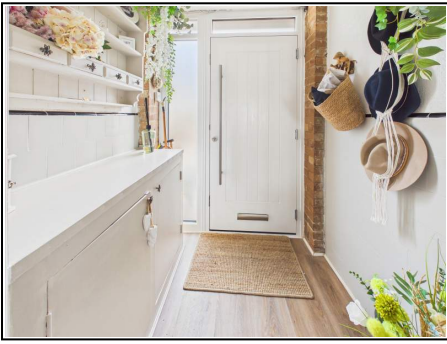
Side driveway

Brick boundary wall and side access to the property.



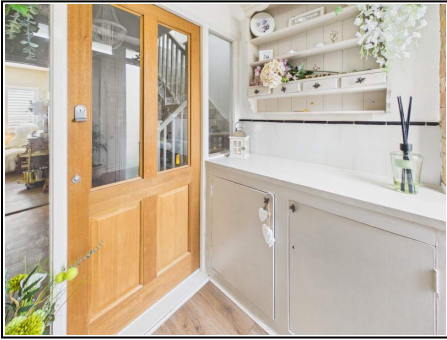
Entrance To Property

Attractive and stylish front entrance door leading into entrance porch. Outside lighting.



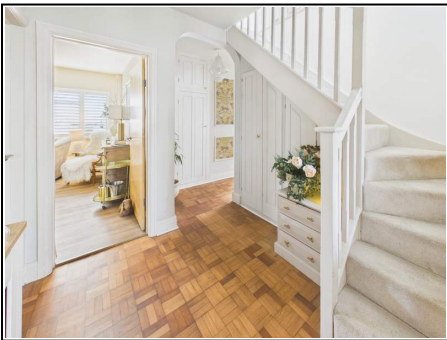
Entrance Porch

Bright and welcoming entrance porch with modern decor and laminate flooring. Door to entrance hallway.



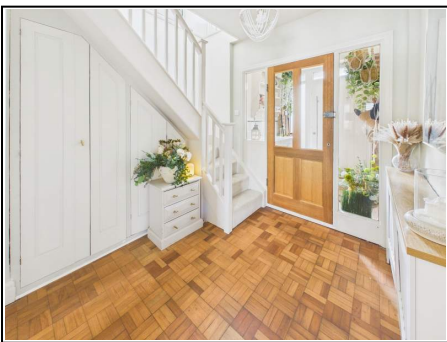
Entrance Porch second angle

As depicted with fitted dresser/storage.



Entrance Hallway

Bright and spacious entrance hallway providing access to all ground floor receptions, bedrooms and bath/shower room. Carpeted staircase to first floor. Original wood block flooring.



Entrance hallway second angle

As depicted. Under stairs storage.



Principal Reception Room

An excellent size main reception room with large window to side aspect and door way leading through to the kitchen breakfast room. Modern decor and wood laminate flooring.



Principal Reception Room Second Angle

As depicted.



Kitchen/breakfast room

A beautifully appointed and stylish fully fitted kitchen with central breakfast bar island. Ample storage and fitted appliances. Large window overlooking the rear garden. Door to paved terrace.



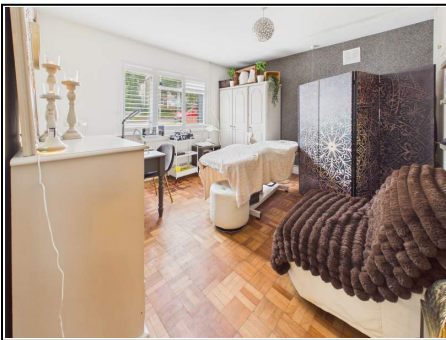
Kitchen Second Angle

As depicted.



Family Room

The family room is another excellent size reception room, this time with sliding patio doors leading to the paved terrace. Modern decor with original parquet flooring.



Ground Floor Bed 1

Bedroom 1 is a large double bedroom with windows overlooking the front aspect. Currently utilised as home salon/treatment room.



Ground Floor Bed 2

Ground floor bed 2 is another excellent size double bedroom. Large window overlooking the front aspect also.



Ground Floor Bathroom

A very spacious ground floor facility with modern white 3 piece suite and separate shower cubicle. Windows with obscured glazing.



First Floor Landing

A bright and well-decorated first floor landing area with doors off to all bedrooms and family bathroom. Storage cupboards.



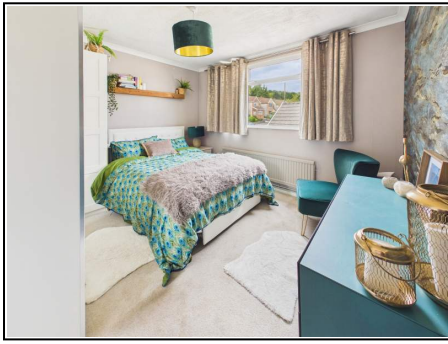
First Floor Bed 1

A fabulously proportioned principal bedroom with fitted wardrobes to one wall. Modern decor, carpeted flooring and window overlooking the rear gardens with views beyond.



First Floor Bed 1 second angle

As depicted.



First Floor Bed 2

Bedroom 2 is another excellent size double bedroom with ample wardrobe storage space. Modern decor and carpeted flooring. Window to side aspect.



First Floor Bed 3

Almost equal in size to bed 2 this is another fabulous double bedroom. Modern decor and window overlooking the front aspect.



First Floor Bathroom

Modern and very stylish family bathroom to the first floor. Bath with shower over, wc and vanity storage unit with wash hand basin. Velux window.



Paved Terrace

Large paved outdoor entertaining area overlooking the rear garden. Access to driveway.



Rear Garden

An extensive mainly lawned rear garden with well defined boundaries and planted borders. Central pathway leads to the covered decked terrace.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Decked Terrace

Sizeable decked seating area with pergola over.



Patio Sitting Area

Located to the rear is another private paved seating area looking over the rear garden.



Detached Garage

Block and rendered detached garage/storage building with up and over garage door to driveway and window and access door to garden/terrace.

Agents Opinion

This truly is a fabulously proportioned and very versatile property located in such a wonderful area of Cardiff. The property lends itself perfectly to being a large family home or somewhere two generations could comfortably co-habit

without 'getting on top' of each other. Internal viewings are essential to fully appreciate what this lovely home has to offer.

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:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







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		
(55-68) D	66	
(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.