



Edwards & Co
property sales & lettings

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Fairfax Road
Heath
Cardiff
CF14

Offer Over £300,000



- Mid-terrace 3 bedroom family home
- 2 large reception rooms + well maintained kitchen
- 2 well-proportioned double bedrooms + sizeable single bedroom
- First floor family shower room
- Large block paved driveway
- Private rear garden mainly laid to lawn with mature shrubbery
- Conveniently located to all local amenities in the Heath
- In close proximity to transport links in and out of Cardiff
- NO UPWARD CHAIN!
- NOT TO BE MISSED!



Ref: PRA53913

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious 3 bedroom family home located in the Heath Edwards & Co are delighted to offer for sale this sizeable mid terrace property in a quiet cul-de-sac. This property offers 2 large double bedrooms and a sizeable single which may be utilised as a home office. 2 well-proportioned reception rooms, a private rear garden and off-road parking. The property is in close proximity to all local amenities that the Heath has to offer which includes all the transport links into Cardiff city centre and beyond. Furthermore, there is a 1st class catchment for both Welsh and English primary and secondary schools. There is the further benefit of no onward chain, this is a great opportunity to modernise a well-loved property in a very convenient location. NOT TO BE MISSED!



Driveway & Front Garden

Block paved driveway with front garden mainly laid to lawn. Mature shrubbery and clearly defined brick boundaries.



Entrance To Property

Well maintained front door accessing entrance hallway.



Hallway

Bright and open hallway with carpeted flooring and carpeted stairs leading to first floor accommodation. Useful understairs storage and rooms leading to reception rooms and kitchen.



Hallway Second Angle

As depicted.



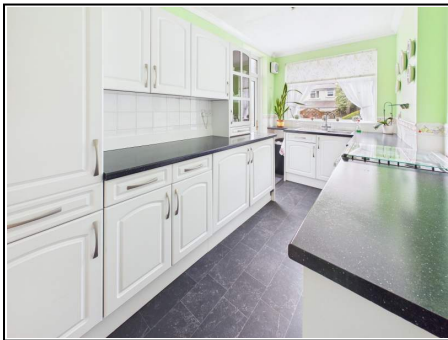
Living Room

Large principal reception room with feature fireplace and mantelpiece. There is also a large bay window to the front aspect providing for ample natural light. Carpeted flooring.



Dining Room

Another sizeable room a feature fireplace and mantelpiece. Carpeted flooring and a large sliding door with access to the rear garden.



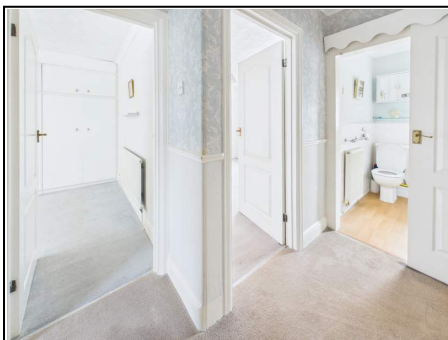
Kitchen

Well presented kitchen with a large window to the rear aspect and a door for access to the private garden. Half tiled walls.



Kitchen Second Angle

Ample base and eye level units with worktop space. Single bowl sink drainer unit with mixer tap. Gas cooker and hob, plumbing for washing machine and dryer.



Landing

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



Bedroom 1

A well-proportioned double bedroom with fitted wardrobes, carpeted flooring and a large window to the rear aspect.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Bedroom 2 provides for a further good sized double bedroom with a large bay window to the front aspect, fitted wardrobes and carpeted flooring.



Bedroom 3

Bedroom 3 is a well-proportioned bedroom with ample space for the bed and bedroom furniture. Window to front aspect and carpeted flooring.



Bedroom 3 Second Angle

As depicted.



Bathroom

Spacious bathroom with w/c, wash hand basin and shower cubicle. Obscured window to rear garden. Half tiled walls.



Rear Garden

Private rear garden mainly laid to lawn with mature shrubbery and flower beds. Clearly defined fenced boundaries, storage shed and access to rear lane.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.

Agents Opinion

This property is a great opportunity to modernise a family home in a lovely location. The property is within a short distance to all local amenities that the Heath and Rhiwbina provides. The property offers spacious living space with 2 large double bedrooms + another good sized room and 2 sizeable reception rooms. 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 E



Approximate total area⁽¹⁾
468 ft²
43.4 m²

(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.

DRAFT 360



Approximate total area⁽¹⁾
408 ft²
37.9 m²

(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.

DRAFT 360



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		
(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.