



Edwards & Co
property sales & lettings

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Ardwyn
Pantmawr
Cardiff
CF14

Guide Price £435,000 to £455,000



- Spacious and extended 3 bedroom family-sized home
- Fabulous principal reception room
- Stylish open-plan kitchen/dining room + utility room
- Family room extension
- 2 excellent size first floor double bedrooms
- Modern first floor family bathroom
- Superb loft extension double bedroom
- Large 3 car driveway
- Private and enclosed rear garden + terraces
- First class Welsh and English school catchments



Ref: PRA53916

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £435,000 to £455,000 - Beautifully and very stylishly presented 3 double bedroom semi-detached family-sized home in Pantmawr Edwards and Co are delighted to offer for sale this particularly spacious family home in this wonderful location. Conveniently located, pretty much equidistant between Rhiwbina and Whitchurch Village centres and all the fabulous local amenities they offer, the property also offers a three car driveway and lovely rear garden with 2 paved seating areas. NOT TO BE MISSED.



Front & Entrance

Attractively presented frontage with wide driveway and front garden.



Driveway

Particular wide driveway parking for at least 3 vehicles and detached garage to rear.



Front Garden

Level lawn with mature planted borders.



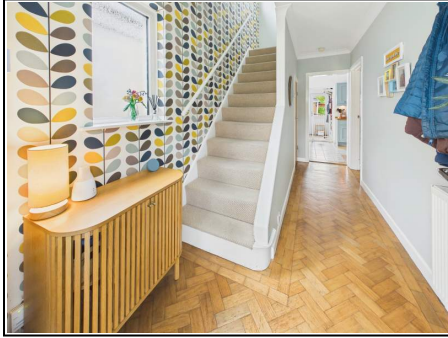
Front Entrance

Pvc door leading into entrance porch. Outside light.



Entrance Porch

Enclosed storm porch providing access to entrance hallway.



Entrance Hallway

Brightly decorated and welcoming entrance hallway with carpeted staircase leading to first floor. Original wood block flooring. Doors off to principal reception room and kitchen/dining room.



Hallway Second Angle

As depicted.



Principal Reception Room

A spacious and beautifully decorated front/main reception room with large window overlooking the front garden. Feature fireplace and wood block flooring.



Kitchen

A large and very practical open-plan kitchen opening to dining/breakfast area, fully fitted with an extensive range of base and wall units. Cooker and hob with extractor over, fitted appliances and window to side aspect. Ample room for dining/breakfasting table.



Kitchen Second Angle

As depicted and opening to utility room also.



Kitchen Third Angle

As depicted with Belfast sink and integrated dishwasher.



Kitchen/Dining Area

Space for dining/breakfast room and opening to family room.



Dining Area

As depicted.



Utility Room

Plumbed for laundry appliances and space for tall fridge freezer. Door to rear garden and paved terrace.



Family Room

A fabulously sized extension to the property is the family room/additional dining area to the rear of the ground floor. French doors open onto the rear terrace. Window to side aspect.



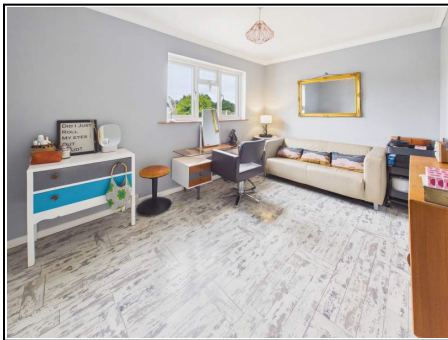
First Floor Landing

Bright and beautifully decorated landing area providing access to the first floor bedrooms and family bathroom plus staircase to the loft bedroom. Window with obscured glazing to side aspect.



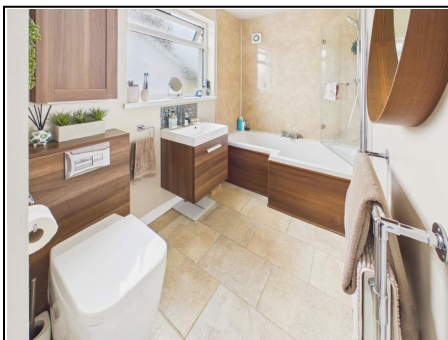
Bedroom 2

A spacious double bedroom with fitted mirrored wardrobes to one wall. Large window overlooking the front aspect.



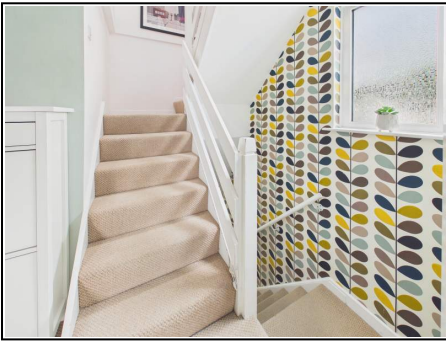
Bedroom 3

Bedroom 2 is another spacious double bedroom. Brightly decorated and large window overlooking the rear aspect.



Bathroom

Modern and stylish first floor family bathroom with a fabulous 3 piece suite including wc with concealed cistern, wall hung basin unit and 'd' shaped bath with shower over. Window with obscured glazing to side aspect.



Staircase to Second Floor

Carpeted staircase to loft extension.



Bedroom 1

A large dormer loft extension double bedroom with ample space for a large bed and fitted wardrobes. Window overlooking the rear gardens.



Paved Terrace

An excellent size outdoor paved seating/entertaining area overlooking the rear garden. Access to driveway.



Rear Garden

A deep and predominantly lawned rear garden with well defined boundaries and additional paved patio area to far end.



Rear Garden Second Angle

As depicted.



Patio Sitting Area

Additional private sitting area to far end of garden.



Detached Garage

Detached garage with up and over door to driveway and window to rear. Power and light.

Agents Opinion

I absolutely love this property and the way the owners have decorated and improved it during their ownership. The property offers family-sized and very spacious accommodation over 3 floors together with ample driveway parking and private rear garden. This property simply has to be viewed internally to dully appreciate the condition and space it has to offer. CALL TO VIEW TODAY.

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

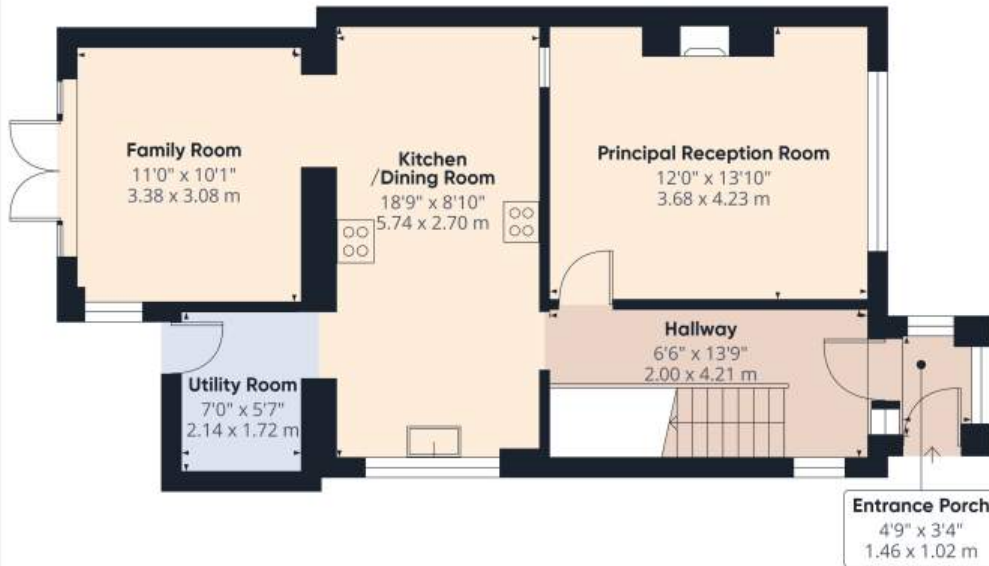
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





Ground Floor Building 1

Approximate total area⁽¹⁾
591 ft²
54.9 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.

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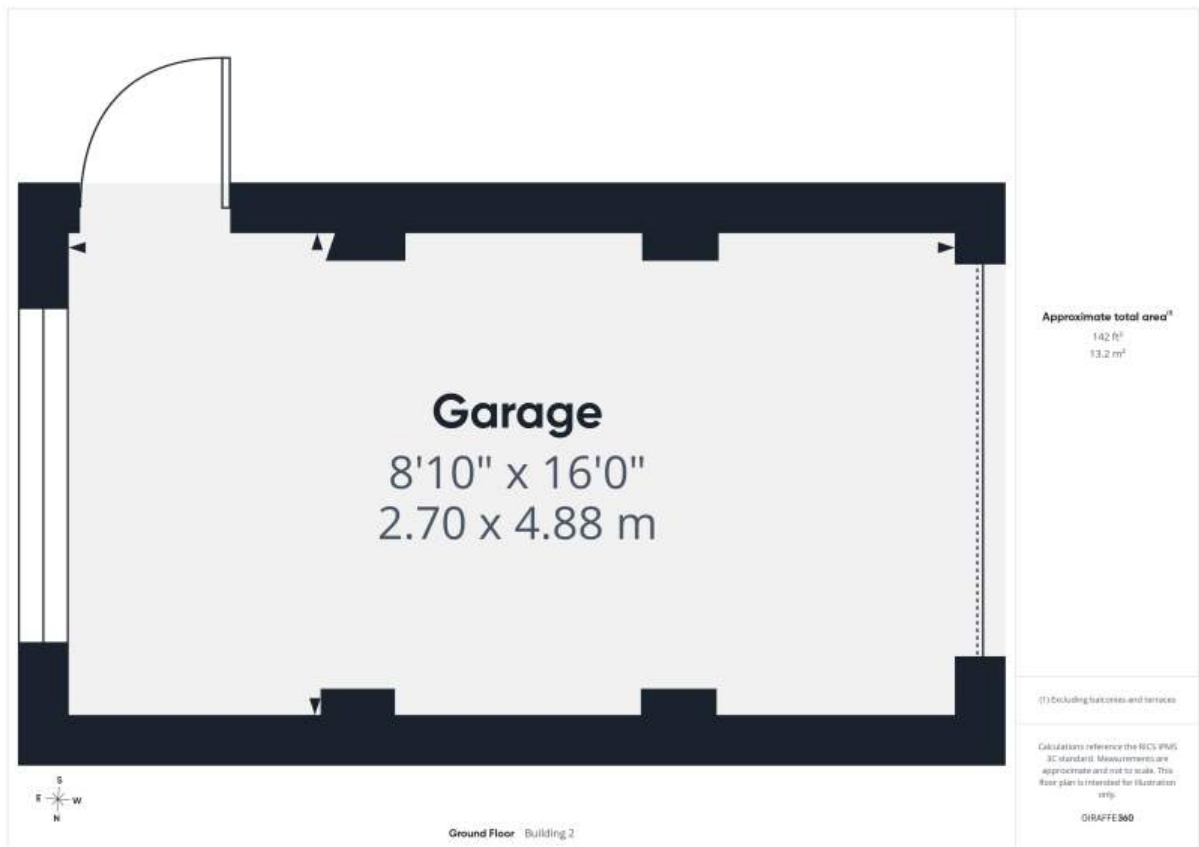
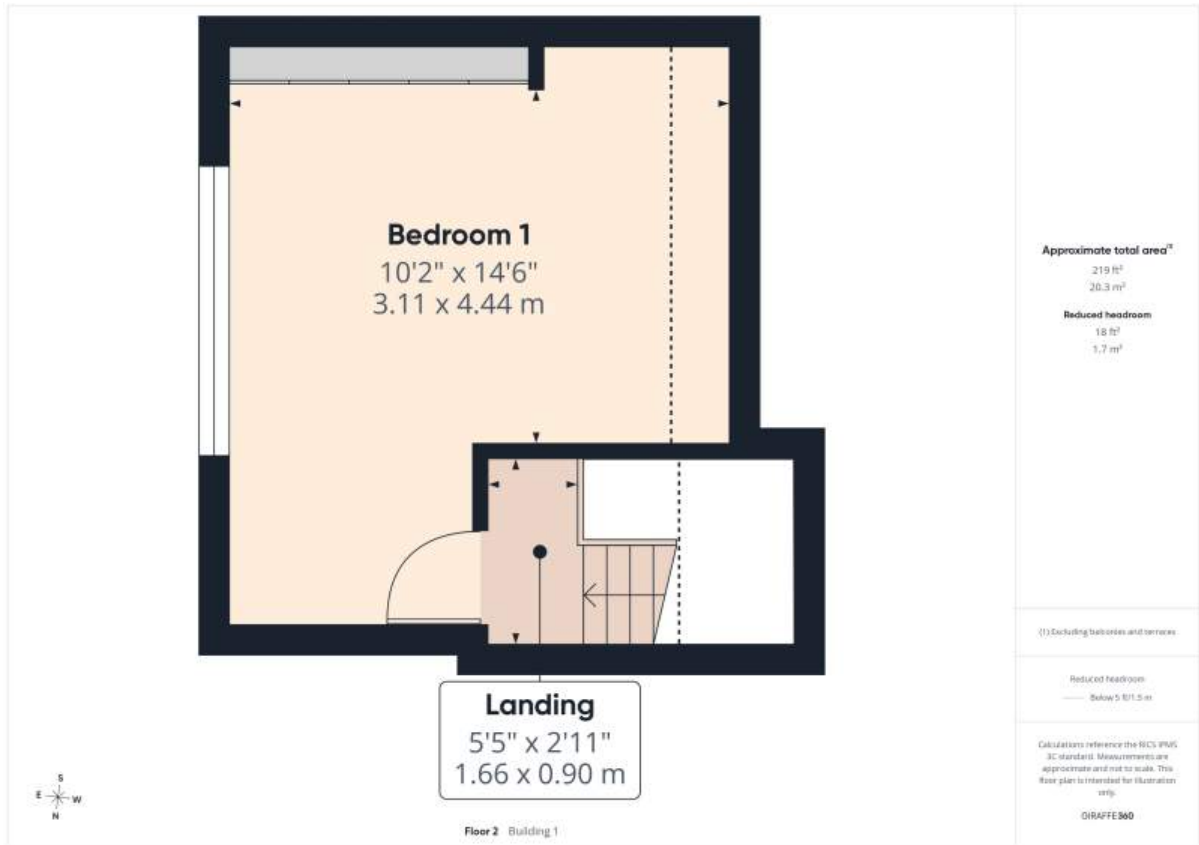
Floor 1 Building 1

Approximate total area⁽¹⁾
376 ft²
35 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
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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.