



Edwards & Co
property sales & lettings

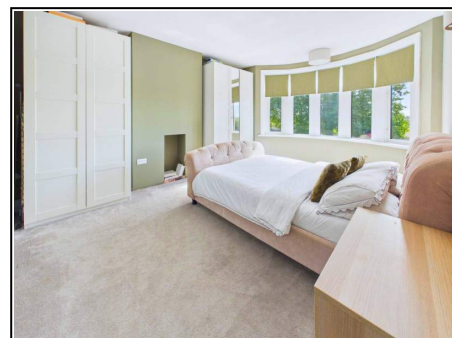
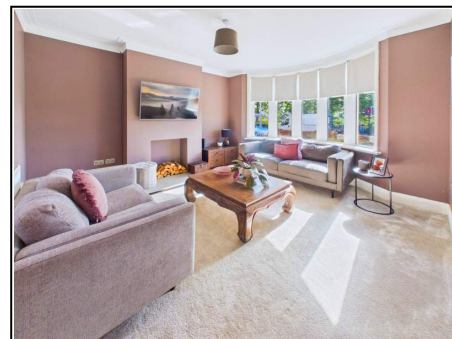
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**Ty Glas Road
Llanishen
Cardiff
CF14**

Offers In The Region Of £550,000



- Fabulous four-bedroom semi-detached family home
- Impressive open-plan kitchen/family dining space
- Generous separate reception room
- Welcoming entrance hallway with attractive stained-glass detailing
- Characterful front bay windows
- Beautifully presented throughout
- Four superb first-floor double bedrooms
- Modern first-floor family bathroom
- Excellent natural light throughout
- Ample driveway parking and garage



Ref: PRA53922

Viewing Instructions: Strictly By Appointment Only

General Description

Offers in the Region of £550,000 -A superb and spacious four double bedroom semi-detached family home in the highly sought-after area of Llanishen, boasting a fabulous landscaped rear garden and excellent outdoor entertaining space Edwards & Co are delighted to offer for sale this beautifully presented and versatile property, ideally positioned on the popular Ty Glas Road. Finished to an excellent standard throughout, the home successfully combines stylish modern living with a number of attractive traditional features, creating a warm and characterful feel. The property offers generous and flexible accommodation, making it perfectly suited to modern family life, while further benefits include ample driveway parking, a garage, and a beautifully landscaped rear garden providing an ideal setting for both relaxing and entertaining. A truly impressive home that must be viewed to be fully appreciated.



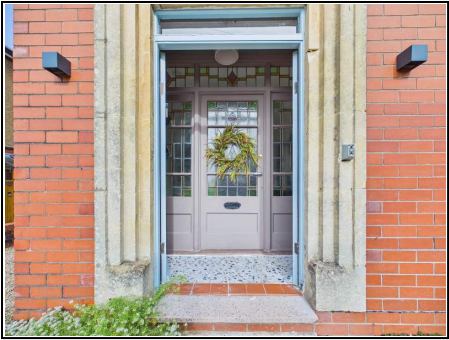
Driveway & Front Entrance

Well-presented double bay fronted home with gravelled driveway to front and side with ample space for multiple vehicles.



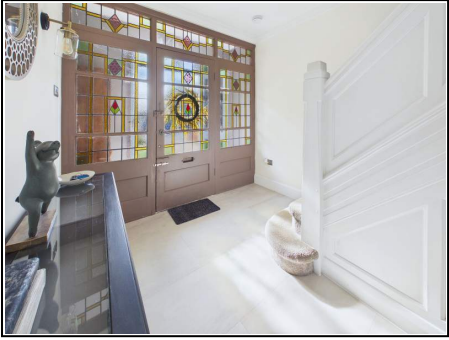
Driveway

As depicted with access to garage and door to rear garden.



Entrance Porch

Convenient and spacious entrance porch with beautiful stained glass panels. Door to entrance hallway. Outside lights.



Entrance Hallway

Welcoming, spacious and bright entrance hallway. Tiled flooring with doors to principal reception room, kitchen/living/dining room and downstairs w/c. Carpeted stairs with panelled staircase leading to first floor accommodation.



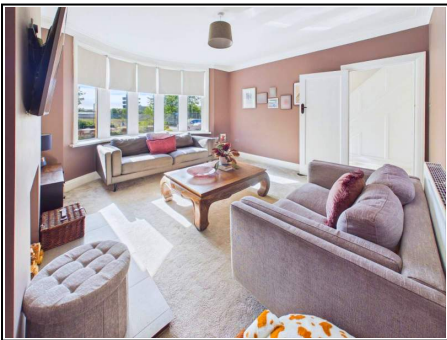
Entrance hallway second angle

As depicted.



Principal Reception Room

A well presented and sizeable principal reception room. Large bay window to front aspect providing ample natural light. Carpeted flooring.



Principal Reception Room Second Angle

As depicted.



WC

Convenient downstairs w/c with wash hand basin with mixer tap and obscured window to side aspect. Access to understairs storage.



Kitchen/Living/Dining Room

A beautifully presented modern open-plan kitchen/living/dining room. Spacious dining and living area amazing for everyday life and hosting. Upgraded, fully fitted kitchen. Tiled flooring with windows to side and rear aspect. Patio doors to rear aspect.



Dining Room

As depicted a spacious dining area with windows to side aspect and ample space for large dining furniture.



Kitchen

Upgraded kitchen units, oven, induction hob, sink and drainer with mixer tap, integrated dishwasher. Ample base and eye level units providing for storage. Large island with worktop space and a breakfast bar.



Kitchen Second Angle

As depicted with patio doors and open to dining/living area.



Kitchen Third Angle

As depicted.



Living Room

Bright living room with windows to side and rear aspect. Patio doors to rear garden and tiled flooring. Open to dining room and kitchen.



Landing

Large landing space with carpeted flooring and doors to bath/shower room and bedrooms. Loft access hatch. Beautiful stained window to side aspect providing ample natural light.



Bedroom 1

A very well proportioned and beautifully presented main bedroom with ample space for storage options. Large bay window to front aspect and carpeted flooring.



Bedroom 1 Second Angle

As depicted.



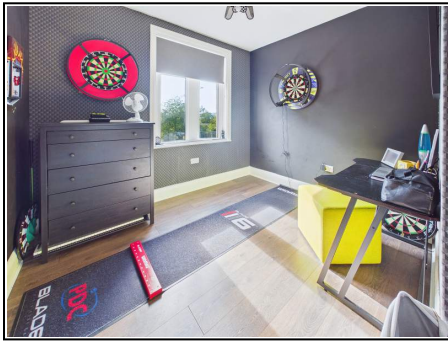
Bedroom 2

Bedroom 2 provides for another large double bedroom with ample space for bedroom furniture. Carpeted flooring and large window overlooking rear aspect.



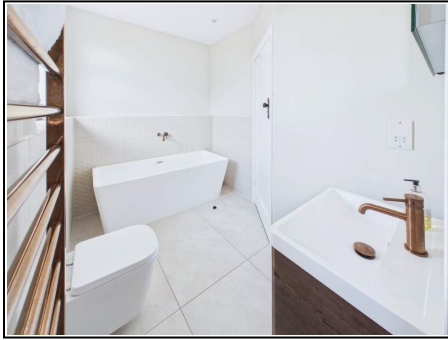
Bedroom 3

Another excellent size double bedroom with the window overlooking the rear garden. Carpeted flooring.



Bedroom 4

Bedroom 4 provides for another well-proportioned room which could be utilised as a bedroom or a home office. Window to front aspect.



Family bath/shower room

Modern bathroom with separate shower. Obscured windows to side, wash hand basin with mixer tap in vanity unit, shaving point, w/c, heated towel rail. Part tiled walls and tiled flooring.



Bath/Shower Room

As depicted.



Rear Garden

A sizeable rear garden over two tiers with large and easily maintainable Astro-turf and a patio sitting area.



Rear Garden Second Angle

Clearly defined bricked boundaries with mature shrubbery providing privacy.



Rear Garden Third Angle

Access to kitchen/living/dining room, side driveway and useful garage.



Patio Sitting Area

As depicted.

Agents Opinion

This is an excellent example of a modernised family home which has retained many original features. The beautiful bay windows and stained glass panels remain while the kitchen/dining room has been modernised and extended to provide for modern family living. With 4 sizeable bedrooms, ample off-road parking and a large garden this property has everything 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

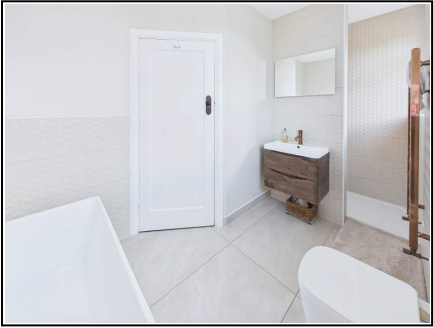
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1687 ft²
156.9 m²

Reduced headroom
3 ft²
0.3 m²



Ground Floor Building 2

(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.

DRAPPE360



Floor 1 Building 1

Approximate total area⁽¹⁾
739 ft²
68.7 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.

DRAPPE360



Ground Floor Building 1

Approximate total area⁽¹⁾
1531 ft²
142.4 m²

Reduced headroom
3 ft²
0.3 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS 9PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360



Ground Floor Building 2

Approximate total area⁽¹⁾
156 ft²
14.5 m²

(1) Excluding balconies and terraces

Calculations reference the BCS 9PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DIRAFTE360

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.