



Edwards & Co
property sales & lettings

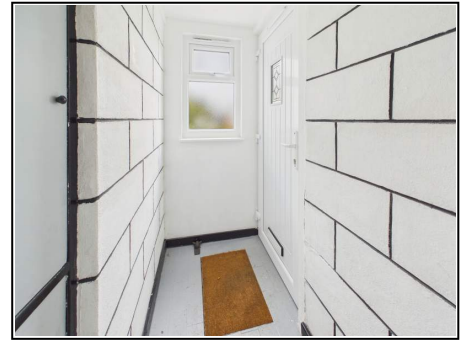
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Keynsham Road
Birchgrove
Cardiff
CF14

Guide Price £400,000 to £420,000



- Beautifully Presented Two-Bedroom Semi-Detached Bungalow
- Spacious Open Kitchen & Dining Area
- Cosy Log Burner Creating a Warm & Inviting Atmosphere
- Off-Road Parking
- Separate Garage Providing Additional Storage
- Bright, Modern & Contemporary Interiors Throughout
- Attractive, Low-Maintenance Rear Garden
- Move-In Ready with Minimal Work Required
- Conveniently Positioned Close to a Range of Local Shops & Amenities
- Ideal for a Range of Buyers – Early Viewing Highly Recommended



Ref: PRA53926

Viewing Instructions: Strictly By Appointment Only

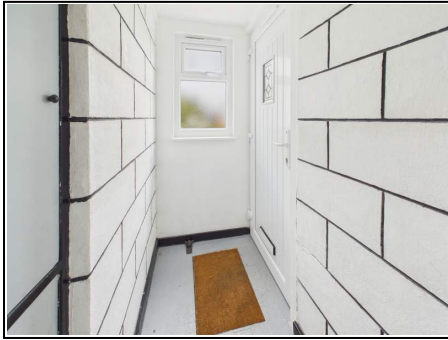
General Description

Guide Price £400,000 - £420,000 Edwards & Co are delighted to bring to market this beautifully presented two-bedroom semi-detached bungalow, situated on the sought-after Keynsham Road. Offering bright, modern and well-maintained accommodation throughout, this lovely home is ready to move straight into and is perfectly suited to a variety of buyers seeking stylish and comfortable living. The property benefits from a light and airy feel, with a contemporary finish. With an additional loft room, currently utilised as a bedroom, providing versatile space to suit individual needs. Externally, the property continues to impress, boasting off-road parking and a separate garage, offering additional storage and practicality. The rear garden provides a combination of patio and decking areas, perfect for outdoor dining, entertaining or simply relaxing, alongside a well-maintained lawned area. A fantastic opportunity to acquire a beautifully presented home. EARLY VIEWING ADVISED!



Driveway & Front Entrance

Paved driveway leading to property with side access to garage and rear garden. Front garden mainly laid to lawn with mature shrubbery and a walkway to the front entrance.



Entrance Porch

Useful entrance porch with window to front aspect and a door to the hallway.



Hallway

Bright and open entrance hallway with laminate wooden flooring, storage cupboard and a door to the bedroom, reception rooms, shower room and kitchen/ dining room. Spotlights.



Living Room

Spacious and bright living room entered through the lounge with window to the front aspect and to rear aspect. Laminated flooring, spotlights, working log burner on slate hearth, stairs leading to upstairs bedroom.



Living Room Second Angle

As depicted.



Lounge

Lounge entered from hallway with entrance to living room. Large window to front aspect, laminate wooden flooring, spotlights.



Kitchen/Dining Area

Modern open-plan kitchen/dining room with windows to side and rear aspect. Door to rear garden and doors to hallway and sun room. Laminate flooring.



Kitchen

Ample base and eye level units with worktop space, plumbing for washing machine, single bowl sink drainer unit with mixer tap.



Kitchen Second Angle

Integrated oven, Induction hob with extractor fan over. Breakfast bar and dining area.



Sun Room

Sun room entered through kitchen. Window to rear aspect and living room. May be further utilised as a home office. Carpeted flooring.



Bedroom 1

Bedroom 1 is a generously proportioned double bedroom with ample space for a bed and furniture. Large bay window overlooking the front aspect, laminate flooring, spotlights.



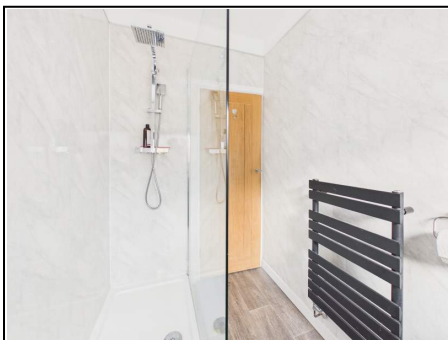
Bedroom 1 Second Angle

As depicted.



Shower Room

Shower room comprising of shower cubicle with rainfall shower head. Wash hand basin with mixer tap in vanity unit, w/c, heated towel rail. Window to side aspect.



Shower Room 2

As depicted.



Bedroom 2

Bedroom 2 provides for a sizeable first floor double bedroom with carpeted flooring, spotlights and a window overlooking the rear garden. Useful storage cupboard.



Bedroom 2 Second Angle

As depicted.



Rear Garden

A very well-proportioned and level rear garden laid predominantly to lawn. Southerly facing with decked seating area and paved patio area. Clearly defined fenced boundaries with access to side and garage.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Decked Sitting Area

Decked seating area with ample space for garden furniture.



Garage

Useful garage with access by up and over door and door to side. Windows to side.

Agents Opinion

This well presented property is a great opportunity in a sought after area and is well worthy of inspection. The property has been well kept and benefits from ample living space and a sizeable garden. Additionally there are two sizeable double bedrooms, on the ground floor and on the first floor extension. The property is within close proximity to many local amenities that the Heath, Birchgrove and Rhiwbina have to offer. 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

EPC Rating:57

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band E

Directions

Off-road parking







921 ft²
85.6 m²

Reduced headroom
20 ft²
1.9 m²



Reduced headroom:
Below 5 ft/1.5 m

Calculations reference the 90CS IPW-3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative purposes only.

GIRAFFE SWD

169 ft²
15.7 m²

Calculations reference the ICS 9PM/3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustrative only.

DRAFT 560

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		83
(69-80) C		
(55-68) D	57	
(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.