



Edwards & Co
property sales & lettings

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Allensbank Road
Cardiff
CF14

Guide Price £385,000



- Very spacious 4 bedroom semi-detached family home
- 2 excellent size ground floor reception rooms
- Sizeable fitted kitchen + utility space + wc
- 4 double bedrooms
- Sizeable bathroom with 4 piece suite
- Front and rear gardens with large summer house
- Ample driveway parking
- Garage/storage building
- Exceptional potential - close to UHW
- MUST BE VIEWED

Ref: PRB50124

Viewing Instructions: Strictly By Appointment Only



General Description

Extremely spacious and well-located 4 double bedroom semi-detached family home situated in The Heath, Cardiff
Edwards and Co are delighted to offer for sale this fabulous family-sized home located only a short walk from the University Hospital of Wales and in close proximity to Cardiff City centre. The property comprises of lengthy 4 car driveway and garage, front garden, spacious entrance hallway, 2 excellent size, high-ceilinged reception rooms and fully fitted kitchen, plus ground floor utility space and w/c. To the first floor are 4 excellent size bedrooms and family bathroom with 4 piece suite. To the rear is a generously proportioned lawned garden with patio areas and large summer house. FULL DETAILS, PHOTOS, FLOOR PLAN AND VIRTUAL TOUR TO FOLLOW VERY SHORTLY - MUST BE VIEWED TO FULLY APPRECIATE ITS POTENTIAL.



Driveway & Front Entrance

Lengthy tarmacadam driveway leading towards to garage/storage building. Level lawned front garden with original brick built boundary wall. Concrete steps lead up to entrance porch with uPVC double storm doors.



Entrance Hallway

Bright and inviting entrance hallway with doors off to front and rear reception rooms and staircase to first floor. Open under stairs storage space. Woodblock herringbone flooring. single pendant light. Radiator. Glazed window to side.



Principal Reception Room

A very generously proportioned main front reception room with high ceilings and crescent-shaped bay window with uPVC windows overlooking the front garden. Wood block flooring, bright decor, ceiling light fitting and radiator. Inset electric 'gas effect' fire to chimney breast.



Dining/Living Room

Spacious 'extended' family room with dining area to the rear of the property and opening out via sliding uPVC patio doors to paved area and rear garden. High ceilings, original features, chimney breast with gas fire (disconnected) Wood block floor, ceiling and wall lighting.



Kitchen

Very sizeable, wide galley-style kitchen with an extensive range of light blue floor and wall units with pine-coloured roll top work surfaces. One and a half bowl sink with mixer tap, 5 burner gas range-style cooker with over head extractor. 2 ceiling lights. Window to side. Open arch to utility space and ground floor w/c. Door to rear garden.



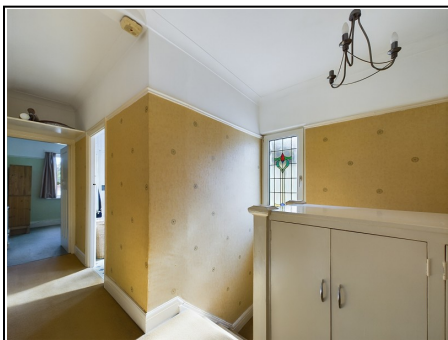
Utility Space

Utility cupboard space plumbed for dishwasher. Wall mounted combi boiler.



Ground Floor WC

Modern close coupled wc and wall mounted vanity wash hand basin.



First Floor Landing

Carpeted stairs lead to the first floor landing. Original 1 over 3 panelled doors lead to the 4 bedrooms and family bathroom. Bright decor, storage cupboards, loft hatch and window to side aspect.



Bedroom 1

Large principal bedroom with crescent shape bay overlooking the front aspect with uPVC windows. High ceilings, radiator and bright decor. Ceiling pendant light fitting. Radiator.



Bedroom 2

Another excellent-size double bedroom with uPVC window overlooking the rear garden. Fitted wooden wardrobes. Neutral decor, pendant light fitting, radiator.



Bedroom 3

Bedroom 3 is a slightly smaller sized double bedroom than beds 1 and 2 again overlooking the rear of the property. Neutral decor, radiator, pendant ceiling light fitting, uPVC window.

Bedroom 4

(no photo as currently used as a storage room) Overlooking the front aspect of the property and of similar proportions to bedroom 3, bedroom 4 would still accommodate a double bed if required. Neutral decor, radiator, pendant light fitting and uPVC window.



Bathroom

Larger than average family-sized first floor bathroom. White 4 piece suite with panelled bath with electric shower over, close coupled w/c, pedestal wash basin and bidet. Window with obscured glazing, ceiling light, tiled cushioned flooring.



Rear Garden

Sizeable and enclosed rear garden predominantly laid to lawn with 2 separate paved areas. Decked area leads to large summer house (to remain) Access door to garage/storage building.

Garage/Storage Room

Garage/storage building with window overlooking driveway, side access door to garden.

Agents Opinion

Although requiring an element of modernisation, this exceptionally spacious and very well-presented property occupies a generous plot on Allensbank Rd and is within walking distance of Cardiff's University Hospital, Roath Park and even the City centre. The property simply must be viewed to appreciate its true potential.

Services

Mains electricity, mains water, mains gas, mains drainage

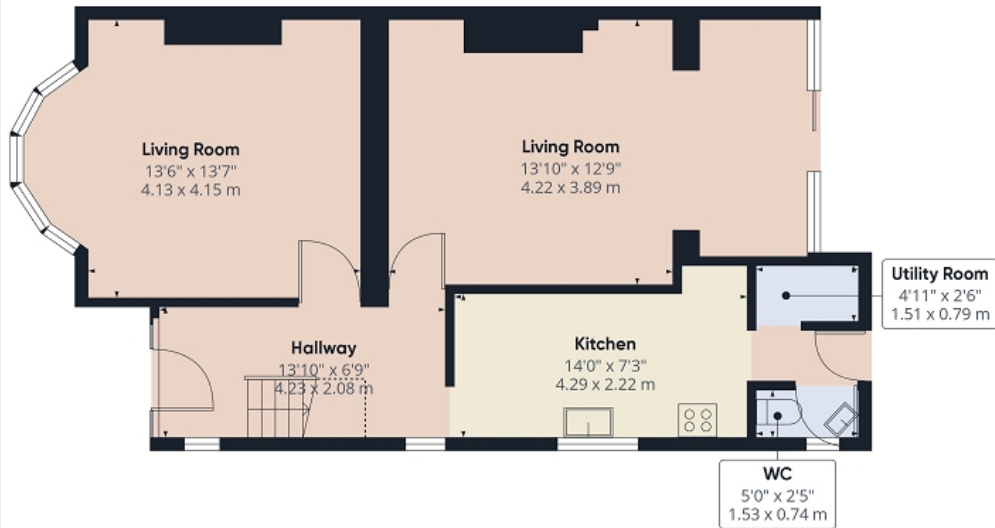
EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground Floor Building 1

Approximate total area⁽¹⁾

683.62 ft²
63.51 m²

Reduced headroom

10.98 ft²
1.02 m²

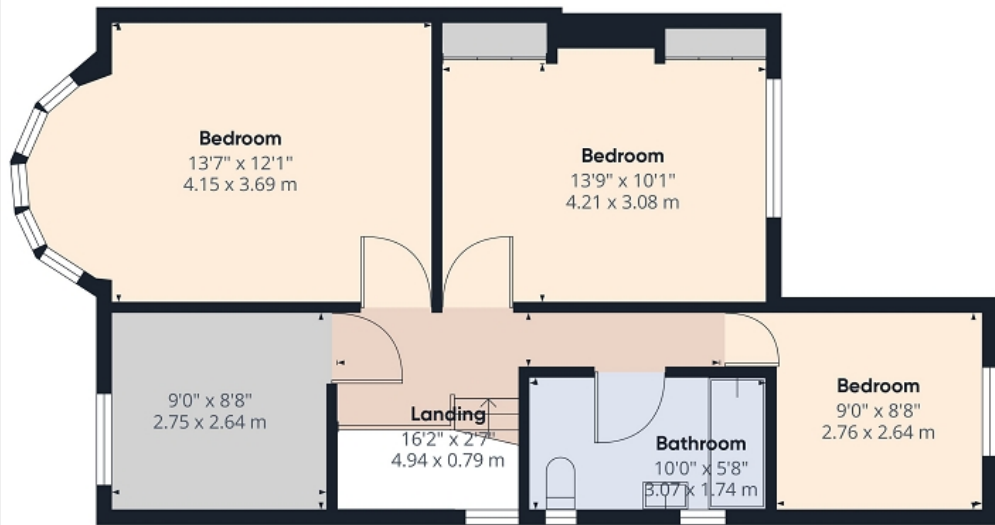
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFI360



Floor 1 Building 1

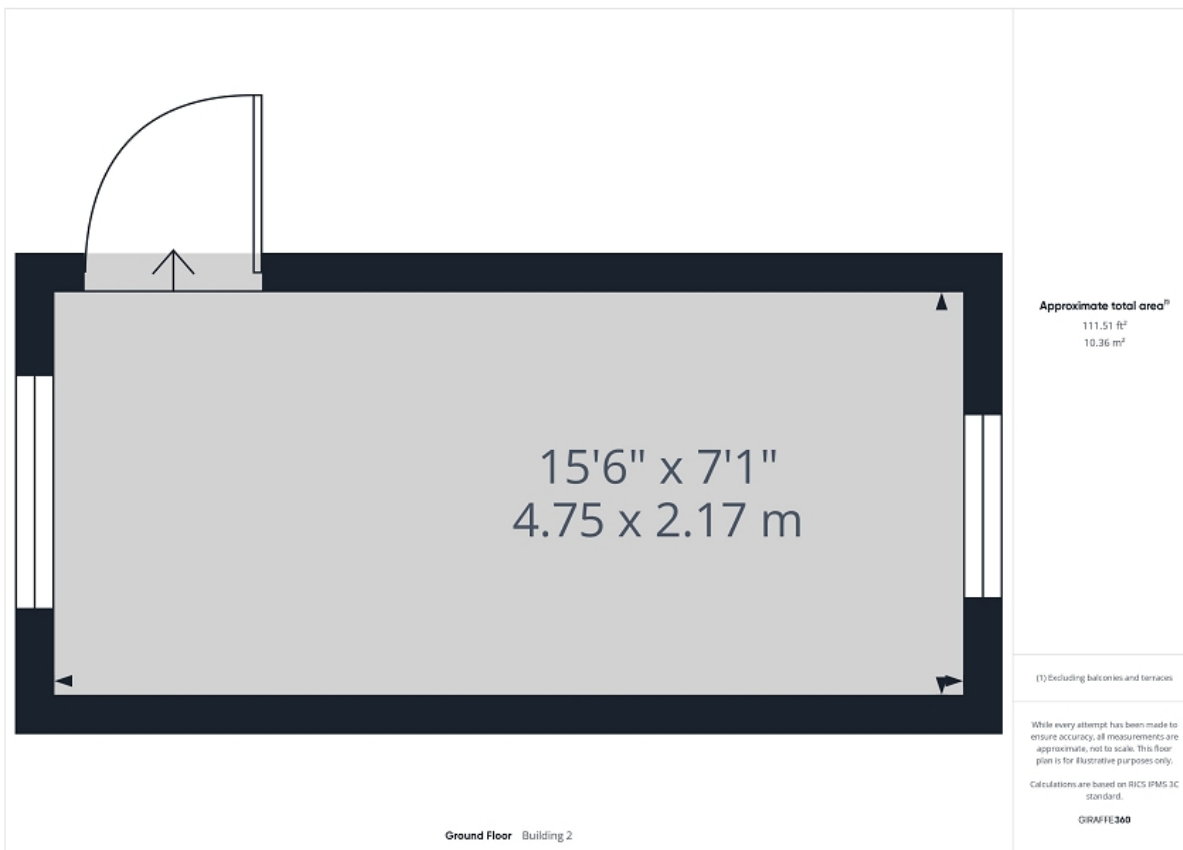
Approximate total area⁽¹⁾

627.86 ft²
58.33 m²

(1) Excluding balconies and terraces

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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		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.