



**Edwards & Co**  
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Whitesands Road  
Llanishen  
Cardiff  
CF14

Guide Price £300,000



- Three bedroom semi detached house in Llanishen
- Stylish and spacious principle reception/dining area
- Modernised kitchen plus utility space
- Three good size bedrooms
- Modern four piece bathroom suit
- Large rear garden with patio and additional sitting areas
- Summer house
- Excellent transportation links into City Centre
- MUST BE VIEWED



Ref: PRA53265

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Edwards & Co are delighted to offer for sale this three bedroom semi detached house in Llanishen\* This stylish and well presented property offers modernised ground floor living accommodation, three good size bedrooms, large sunny rear garden with patio and additional sitting areas, summer house and driveway. MUST BE VIEWED.

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### Front & Entrance

Driveway fully laid to low maintenance stone chipping's.

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### Porch

PVC door to front, PVC window to front, two inset downlighters, storage cupboard, door to entrance hallway.

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### Entrance Hallway

PVC door with decorative glass panel, engineered wood floor, under stair storage, radiator, single light fitting.

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### Principal Reception Room & Dining Room

Description as follows;

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### Principal Reception Room

PVC patio doors to rear garden, engineered wood floor, radiator, single light fitting.

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## Dining Area

PVC window to front aspect, two PVC obscure glass windows to front aspect, engineered wood floor, storage cupboard, single light fitting.

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## Second Reception Room

PVC window to rear aspect, engineered wood floor, radiator, single light fitting.

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## Kitchen

PVC doors to front and rear of property, wood effect floor, a range of base and wall mounted wood cabinets with contrasting countertops, inset electric 4 ring hob, fitted oven with grill, inset sink with tap and drainage, space for white goods, two light fixtures.

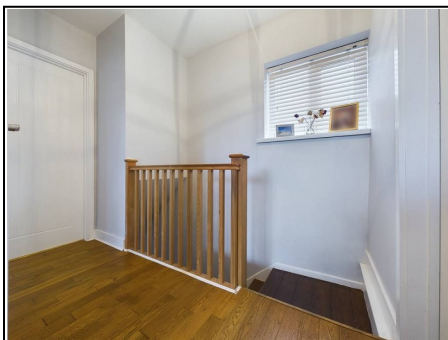
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## Utility Space

Plumbing for white goods.

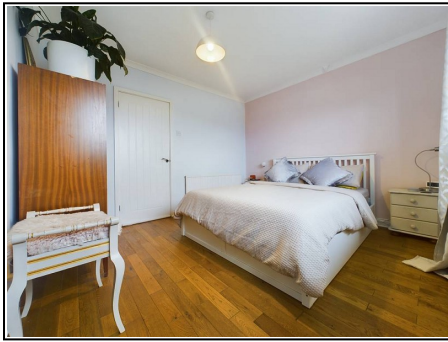
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## First Floor Landing

PVC window to front aspect, engineered wood floor, storage cupboard, loft access, single light pendant, doors to all first floor rooms.

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## Bedroom 1

PVC window to rear aspect, engineered wood floor, radiator, single light pendant.

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## Bedroom 2

PVC window to rear aspect, engineered wood floor, radiator, single light pendant.

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## Bedroom 3

PVC window to front aspect, wood effect floor, radiator, storage cupboard, single light pendant.

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## Bathroom

PVC obscure glass window to front, wood effect floor, part tiled walls, wash hand basin inset to vanity unit, wc, bath unit with rainfall shower, ladder style radiator, single light pendant.

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## Rear Garden

Enclosed large rear garden, large lawn area, summer house, garden shed and outside storage, mature and fence boundary.

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## Rear Garden 2

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Sitting Area

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Summer House

Wooden summer house with covered veranda (to remain) overlooking rear garden.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

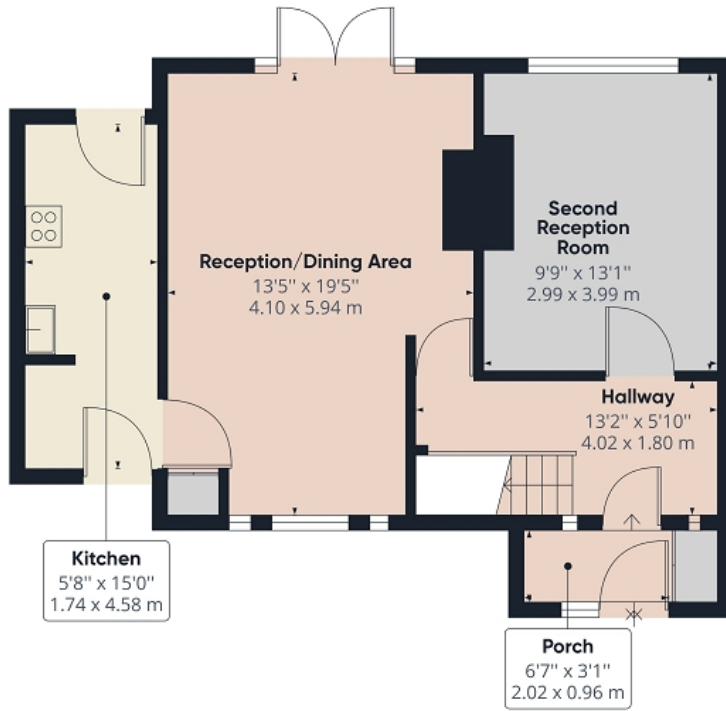
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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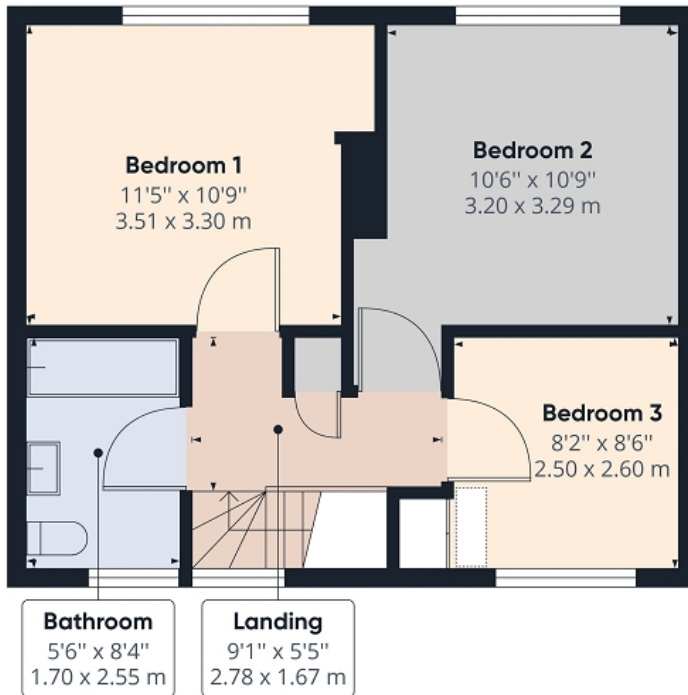
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
554.60 ft<sup>2</sup>  
51.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1 Building 1


Approximate total area<sup>(1)</sup>  
412.89 ft<sup>2</sup>  
38.36 m<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.