



Edwards & Co
property sales & lettings

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**Morris Avenue
Llanishen
Cardiff
CF14**

Guide Price £350,000



- Superb and significantly extended family-sized home
- Three excellent size bedrooms
- Impressive single storey full width rear extension
- Modern spacious open plan kitchen/family/dining room
- Front reception room + utility room and g/floor w/c
- Landscaped rear garden + decked terraces
- Driveway offering off road parking
- Sought after & convenient Llanishen location
- NOT TO BE MISSED



Ref: PRA53623

Viewing Instructions: Strictly By Appointment Only

General Description

Superb and extended 3 bedroom family-sized home in Llanishen Edwards and Co are delighted to offer for sale this stylish and significantly extended mid-terraced home. The property offer sizeable accommodation over 3 floors with ample driveway parking and excellent size rear garden. NOT TO BE MISSED.



Driveway

Ample block-paved edged tarmacadam driveway parking to front of property, steps lead up to covered canopy storm porch with doors to entrance hallway and inner lobby.



Front Entrance

Upvc front door and glazed side panel providing access to entrance hallway.



Entrance Hallway

Brightly decorated entrance hallway with carpeted staircase leading to first floor and access doors to front reception room and kitchen/family dining room.



Front Reception Room

A very good size reception room with modern decor and carpeted floor, upvc window to front aspect, chimney breast and side alcoves.



Kitchen/family/dining area

A recently added, voluminous and super-stylish central hub to the house with large ceiling lantern window and bi-folding doors leading to rear garden and terrace. Described as follow:



Kitchen

Modern white kitchen with ample base and larder units, square edged work tops, gas hob with extractor above, double oven and grill, integrated dishwasher, breakfast island with sink and drainer, spotlights to ceiling.



Family Room

Open plan to the kitchen and dining area with bright decor, tiled floor and ample space for lounge suite and occasional furniture.

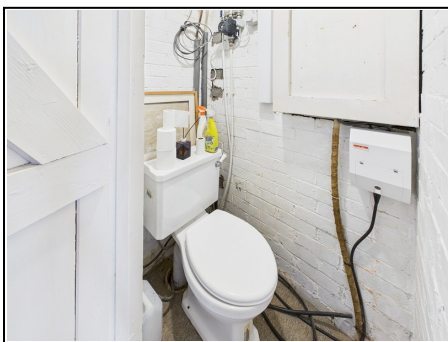


Dining Area

Bright modern decor open plan to kitchen and family area with ample space for dining table and chairs.

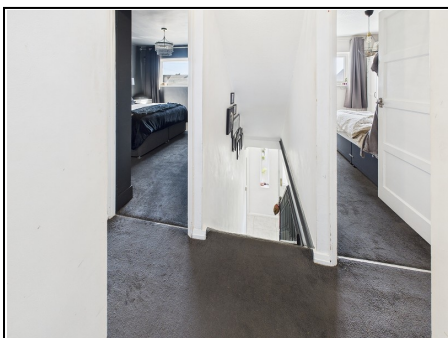
Utility Room

Dual aspect inner lobby/storage area with access doors to front and rear of the property, plumbed for utility appliances, door to w/c.



Ground Floor WC

Close coupled w/c and ceiling light, meter cupboard.



First Floor Landing

Brightly decorated, carpeted floor, loft access, storage cupboard, doors to bedrooms and shower room.



Bedroom 1

An excellent master bedroom, strikingly decorated in dark tones, carpeted floor, window to front aspect and storage cupboards/wardrobe.



Bedroom 2

Another excellent size double bedroom, brightly decorated, window to front aspect, wardrobes.



Bedroom 3

Currently utilised as the dressing room, however would comfortably accommodate a 3/4 size double bed and furniture if desired, brightly decorated, window to rear aspect.



Shower Room/Wc

Stylish shower room/wc with walk-in shower cubicle, close coupled w/c and vanity unit wash hand basin, window to rear aspect.



Rear Garden

A beautifully tended and landscaped rear garden laid mainly to lawn with planted borders and 2 decked seating areas. Well defined boundaries.



Decked Terrace

With bi-folding doors leading from the dining/family areas the decked terrace provides ample outdoor seating and entertaining space looking up towards the rear garden and additional decked terrace.

Agents Opinion

This is a significantly extended and greatly improved example of an excellent size family home in Llanishen. The property occupies a generously proportioned plot with ample driveway parking and private and enclosed rear garden. Must be viewed to be fully appreciated.

Services

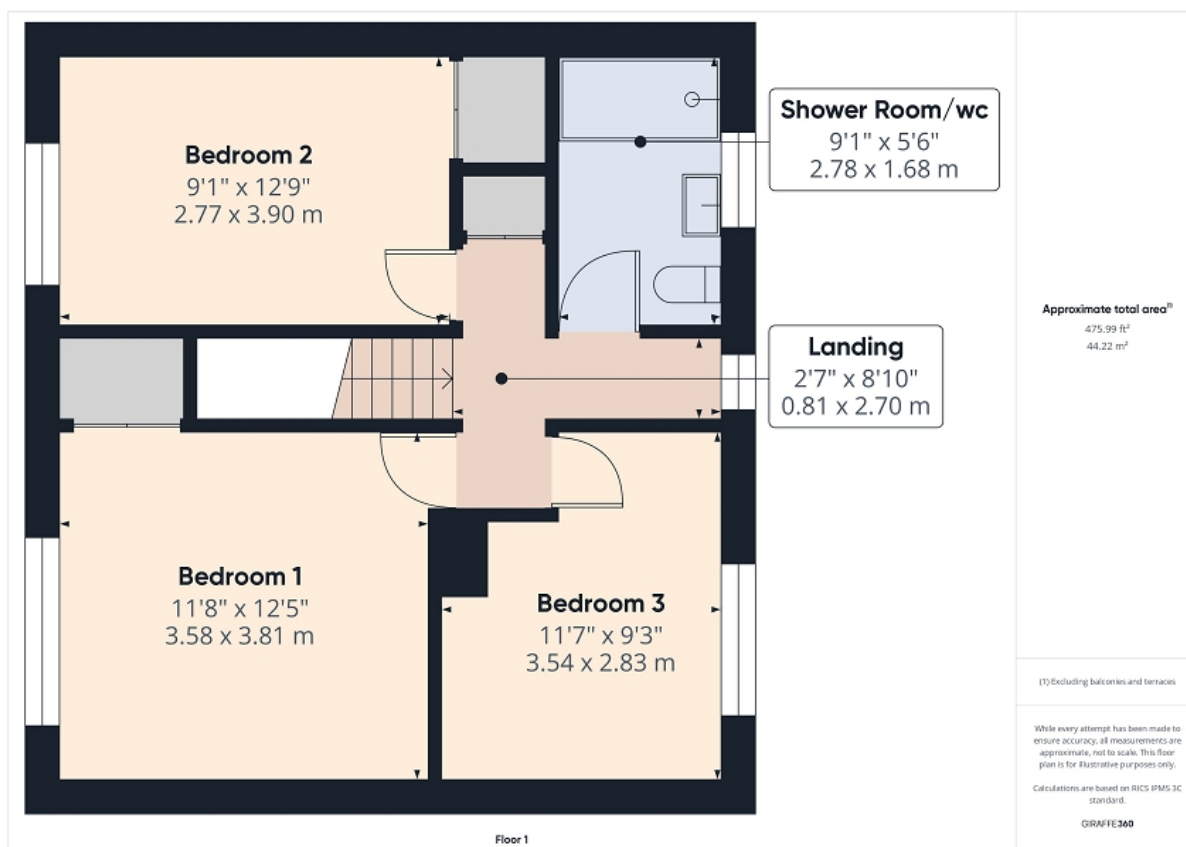
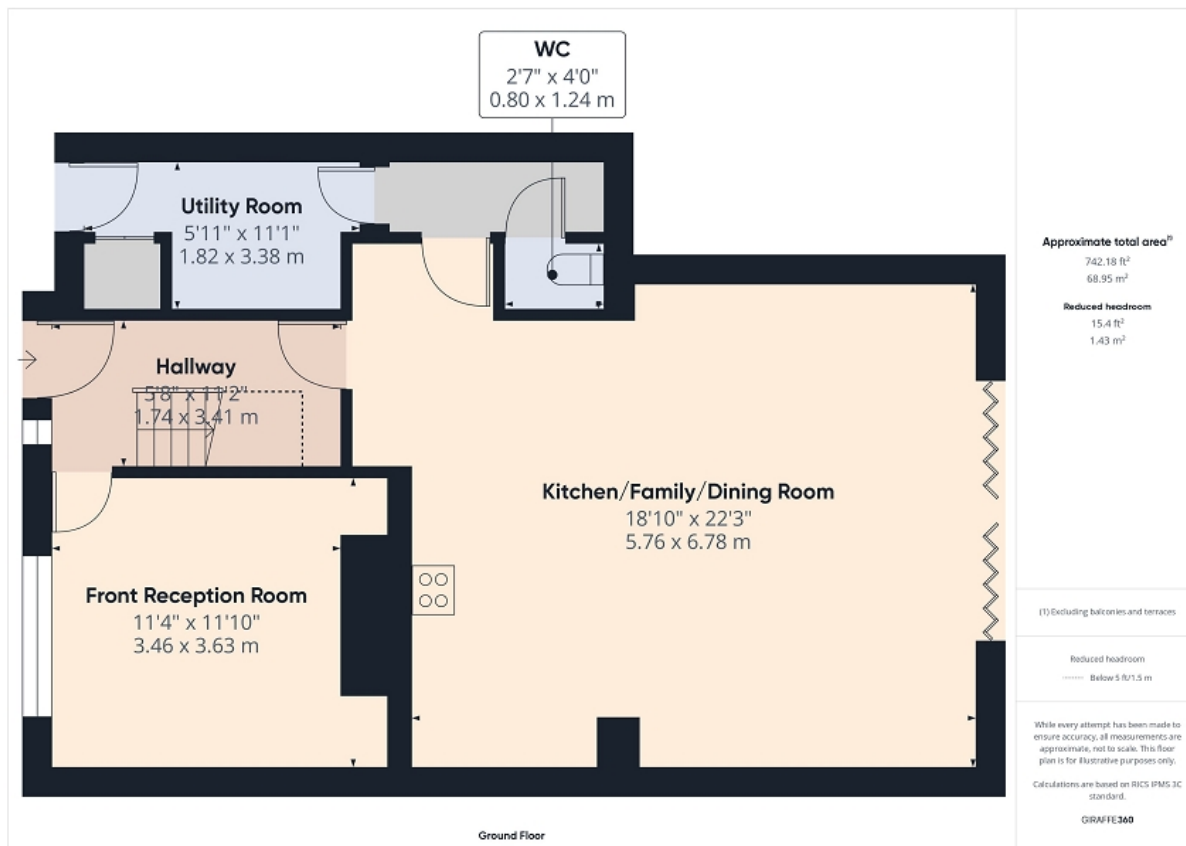
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold



Council Tax

Band Not Specified





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.