



**Edwards & Co**  
property sales & lettings

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**Westbourne Road  
Cardiff  
CF14**

**Guide price £450,000**



- Extended and improved 3 double bedroom family home
- Fabulous open-plan family room and kitchen
- Garden room/Dining room extension with bi-folds
- Additional front reception room
- 2 first floor double bedrooms + nursery/home office
- First floor family bathroom
- Dormer loft conversion bedroom 1 with en-suite shower room/wc
- Very well-maintained and decorated throughout
- Enviably located a short distance from all local amenities
- Priced to sell - must be viewed

**Ref: PRA53627**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Significantly extended and recently renovated 3 double bedroom, plus nursery/study, family-sized home in Whitchurch\*  
Edwards and Co are delighted to offer for sale this beautifully presented and very spacious mid-link home in this highly desirable location. The property offers 3 separate reception room/family spaces together with 2 first floor double bedrooms, nursery/study and family bathroom plus loft conversion principal bedroom suite with ensuite shower room/wc. Must be viewed to be fully appreciated.

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## Front Garden

Deep fronted and well-planted garden with gated pedestrian access and path leading to the front door.

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## Entrance Porch

Covered storm porch area with original timber and glazed front door with matching side panel.

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## Entrance Hallway

Brightly decorated and inviting entrance hallway with original tiled flooring, carpeted staircase to first floor and access doors to front reception room and Family Room/Kitchen.

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## Front Reception Room

A generously proportioned and very cosy additional sitting room with curved bay window overlooking the front garden and entrance. Original wood block flooring, chimney breast with hearth and side alcoves, brightly decorated.

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## Kitchen and Family Room

A brightly decorated and open-plan centrally located family room opening to the kitchen and to the garden room/dining room extension to the rear. Described as follows:



## Kitchen

A modern white, very well-planned kitchen with matching base and wall units with chopping block laminate work tops, integrated fridge/freezer and dishwasher, gas hob with extractor over, electric oven and grill, sink and drainer, quarry tile flooring, tiled walls, open 'window' to garden room area. Open plan to:



## Family Room

Spacious and multi-functional family room with herringbone woodblock flooring, chimney breast, plumbed for laundry appliances with work top, original glazed display cabinet, open square-archway to garden/dining room.



## Garden Room/Dining Room

A sizeable and recently constructed ground floor extension with glazed roof lights and bi-folding doors to rear garden. Limed oak laminate flooring and adequate space for dining table and chairs and additional sitting area.



## Garden Room

AS described.



## Dining Area

As described.



## First Floor Landing

Bright, modern decor and carpeted staircase from entrance hallway and to the loft conversion bedroom 1. Access doors to bedrooms 2 and 3 and nursery/study plus family bathroom.



## Bedroom 2

An excellent size double bedroom (formerly bedroom 1) with bright decor and carpeted flooring, curved bay window to front aspect.



## Bedroom 3

Another excellent size double bedroom (currently utilised as the vendors sewing/ dress-making room) this time with the uPVC window overlooking the rear garden.

## Nursery/Study

An ideal cot-room or home office/study with uPVC window overlooking the front aspect.



## Bedroom 1 with En Suite Shower Room

Carpeted stairs lead up from the first floor landing to the principle bedroom suite. Velux windows to the front aspect and large dormer and window to the rear aspect, door to en-suite shower/wc. Bright, modern decor, carpeted flooring.



## En Suite to Bedroom 1

Close coupled w/c and wall hung wash hand basin, tiled shower cubicle with shower door and mixer shower. Upvc window with obscured glazing to rear aspect.

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## Rear Garden

A very well maintained, private and fully enclosed westerly facing rear garden laid mainly to lawn with fence and wall boundaries.

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## Agents Opinion

This really is a significantly extended and greatly improved family sized home, located in this highly desirable area of Whitchurch. The property offers sizeable, recently renovated and very well-maintained accommodation over 3 floors together with private front and rear gardens. Not to be missed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

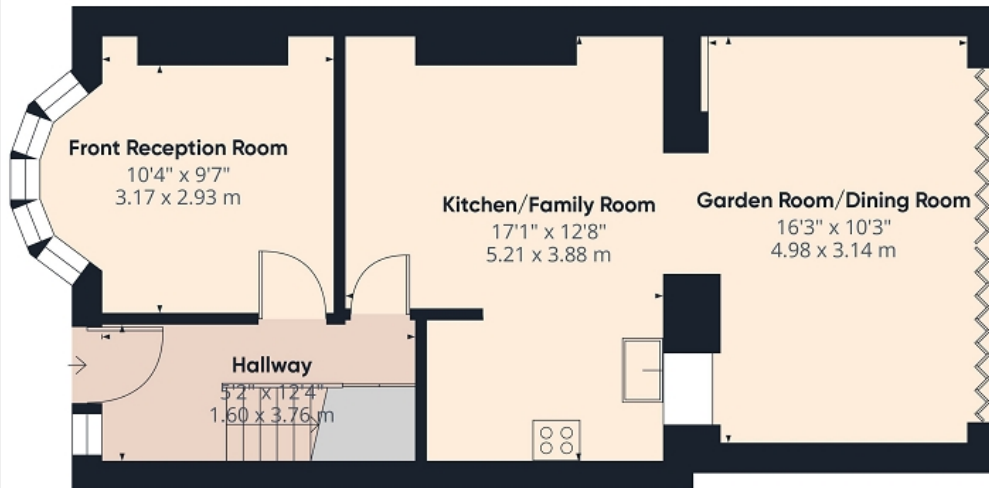
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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Ground Floor

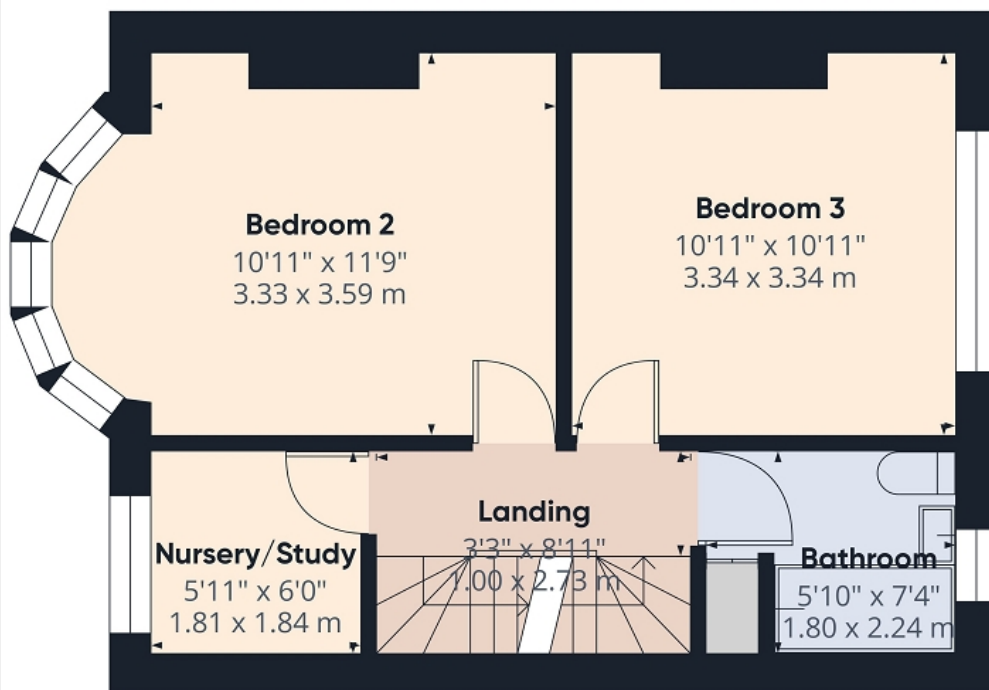
Approximate total area<sup>(1)</sup>  
553.99 ft<sup>2</sup>  
51.43 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>(1)</sup>  
373.62 ft<sup>2</sup>  
34.71 m<sup>2</sup>

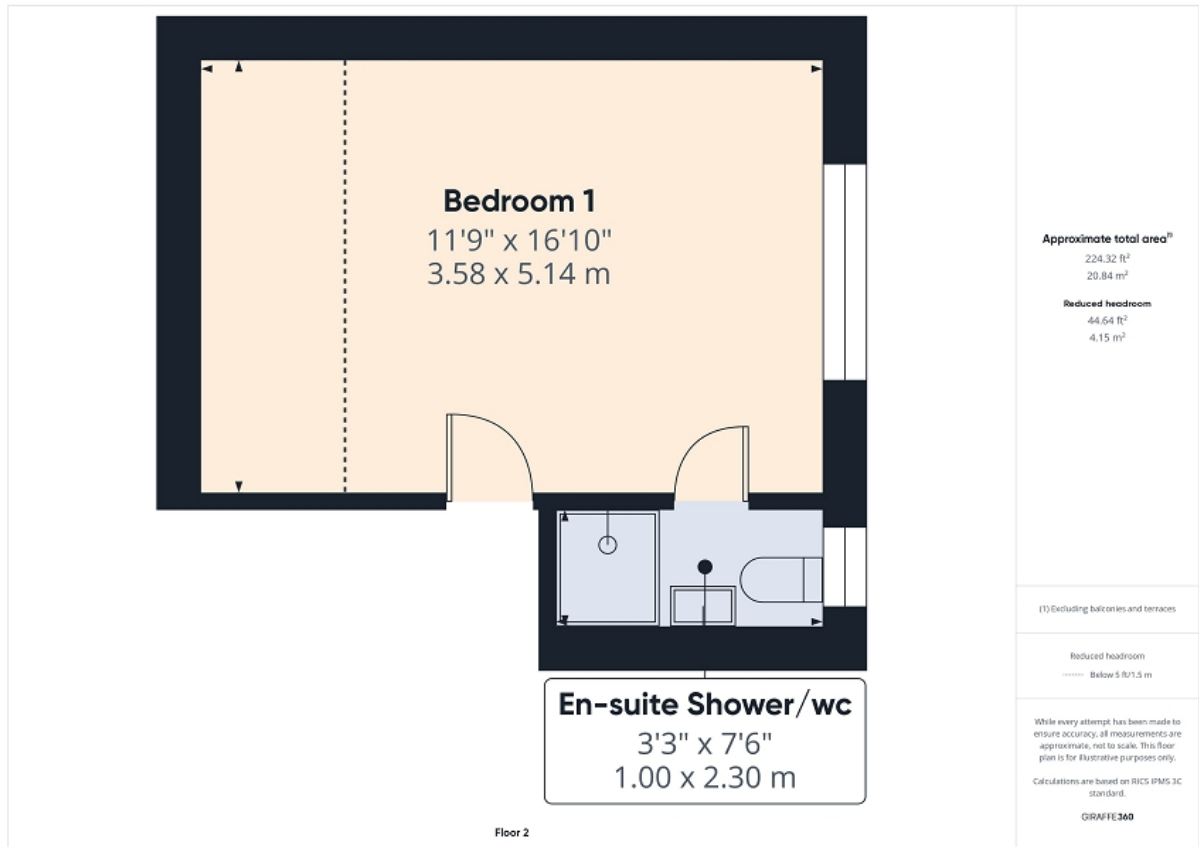
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion 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+) <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>		
Not energy efficient - higher running costs		
<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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

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.