



**Edwards & Co**  
property sales & lettings

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

**Tasker Square  
Llanishen  
Cardiff  
CF14**

**Guide price £290,000**



- Superb and extended 2 bedroom home in Llanishen
- Spacious principal reception room
- Fabulous open plan kitchen and breakfast room
- Modern sunroom extension
- Large main bedroom with fitted wardrobes
- Very well-proportioned second bedroom with fitted wardrobes
- Stylish first floor shower room/wc
- Southerly facing rear garden and paved terrace
- Garage and parking
- Ideal first time buy or down-sizer



**Ref: PRA53616**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Extended and spacious 2 bedroom mid-terraced home in Llanishen\* Edwards and Co are delighted to offer for sale this fabulous and modern home in Tasker Square. The property offers modern and well-presented accommodation throughout together with garage, parking and low maintenance rear garden. Not to be missed.

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## Front Entrance

Block-paved frontage leading to bin store area, meter box and blue composite front door and outside light.

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## Entrance Hallway

Brightly decorated, radiator, large matwell carpet, door to w/c and door to principle reception room.

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## Ground Floor WC

Modern decor, window with obscured glazing to front aspect, close coupled w/c and pedestal wash hand basin.

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## Principal Reception Room

An excellent size and brightly decorated main living room with uPVC window to front aspect, carpeted floor and open staircase to first floor with under-stairs storage cupboard, feature fireplace with electric fire, door to kitchen breakfast/ room.

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## Kitchen and breakfast room

Open-plan kitchen to the left with breakfast/additional storage to the right and opening to sun room extension. Described as follows:

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## Kitchen

Stylish and very-well proportioned fully fitted kitchen with ample wall and base units, gas hob with oven below and extractor above, space for washing machine, dishwasher and fridge/freezer, sink and drainer, window opening to sun room. Open plan to:



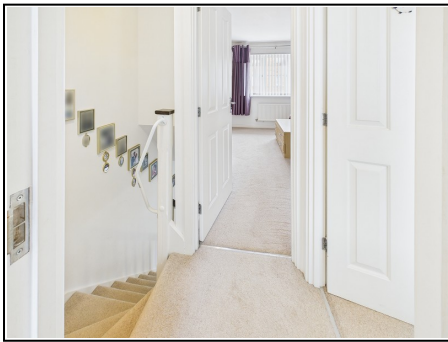
## Breakfast Area

Matching units to kitchen and space for breakfast table or stools below the work top. Open plan to the sunroom.



## Conservatory-style extension

An excellent size sun room extension with conservatory style roof, block and plastered walls and uPVC windows and doors to paved terrace.



## First Floor Landing

Carpeted staircase leads to the first floor landing with access doors to both bedrooms and shower room/wc.



## Bedroom 1

A fabulously proportioned main bedroom with fitted wardrobes to 2 walls and large uPVC window to front aspect. Modern decor, carpeted floors. Airing cupboard with heating system.



## Bedroom 2

Another very well-proportioned bedroom, again with fitted wardrobes to 1 wall, uPVC window to rear aspect. Modern decor, carpeted floor, loft access hatch.



## Shower Room/Wc

Bright and modern shower room with large walk-in shower cubicle with glazed panel and mixer shower, close coupled w/c and vanity unit wash hand basin. Upvc window with obscured glazing to rear aspect.



## Rear Garden

A very private and enclosed, southerly facing rear garden laid with artificial turf and patio terrace. Well-defined fence boundaries.



## Paved Terrace

Spacious outdoor paved terrace/entertaining area overlooking the rear garden.



## Garage & Driveway

Tarmacadam driveway leading to single garage with up and over garage door. The garage is located below the adjacent coach house. The garage is the second door from the right.

## Agents Opinion

This really is a very deceptively spacious 2 bedroom home, ideally located for all local amenities and local road and rail links to Cardiff City centre. The property offers very well-maintained accommodation over 2 floors together with a very private and enclosed, southerly facing rear garden. Must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

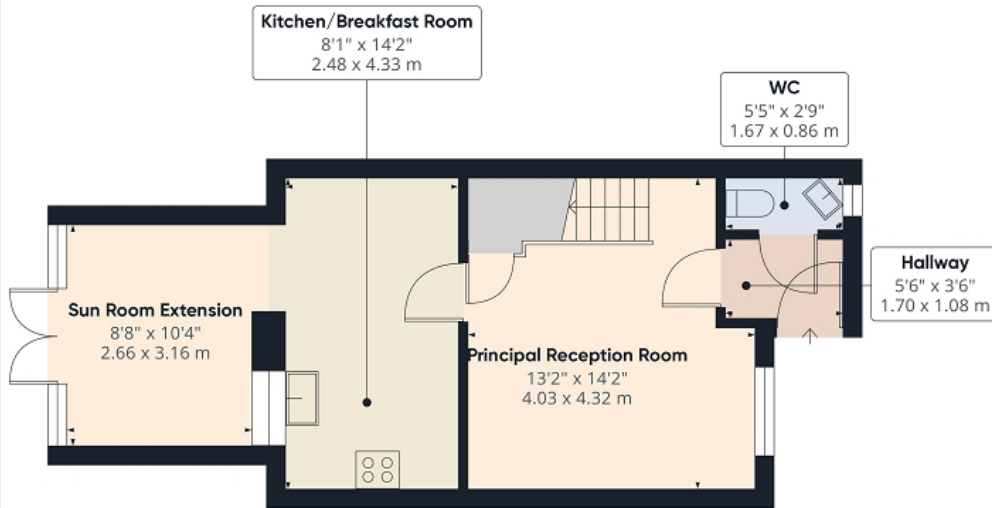
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

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Ground Floor

Approximate total area<sup>(1)</sup>  
425.6 ft<sup>2</sup>  
39.54 m<sup>2</sup>

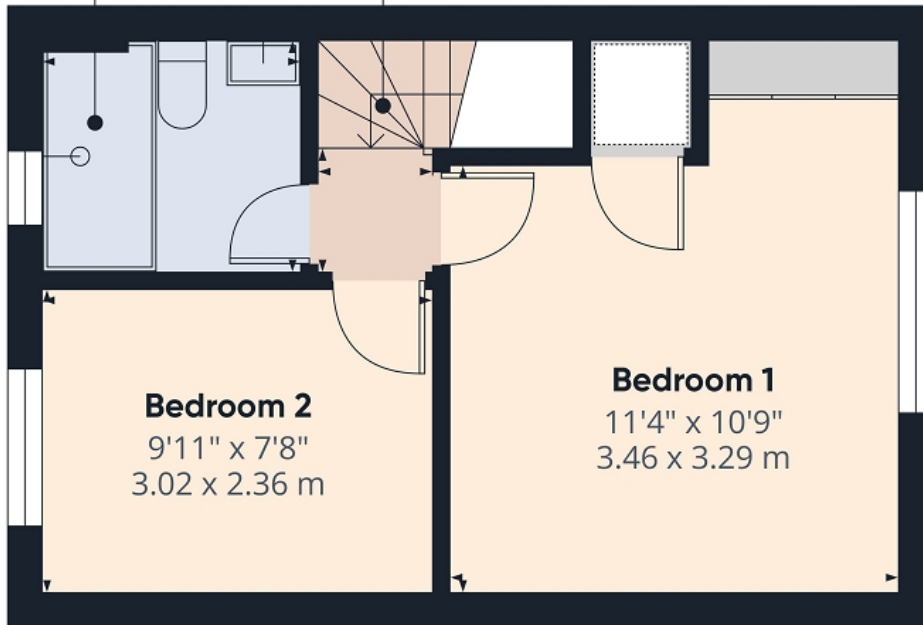
(1) Excluding balconies and terraces

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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**Shower Room/wc**  
6'9" x 6'2"  
2.06 x 1.88 m

**Landing**  
2'10" x 3'5"  
0.87 x 1.06 m



Floor 1

Approximate total area<sup>(1)</sup>  
266.95 ft<sup>2</sup>  
24.8 m<sup>2</sup>



(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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>		85	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	68		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.