



**Edwards & Co**  
property sales & lettings

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Coed Glas Road  
Llanishen  
Cardiff  
CF14

Guide Price £380,000



- Ideally located 3 double bedroom family home
- 2 excellent size reception rooms
- Fitted kitchen opening to rear garden
- 3 spacious bedrooms
- First floor bathroom + ground floor w/c
- Modern decor throughout
- Private and enclosed rear garden
- Ample driveway parking and garage
- Excellent road and rail links to City centre
- PRICED TO SELL - NOT TO BE MISSED



**Ref: PRA53605**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*An excellent size 3 bedroom family home close to all amenities in Llanishen\* Edwards and Co are delighted to offer for sale this well-presented traditional bay fronted semi-detached house nestled away in this quiet cul-de-sac a short distance from Ty Glas Road. Must be viewed to be fully appreciated.

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### Driveway & Front Entrance

Brick pillared entrance onto concrete driveway providing ample parking to the front and side of the property. Access to the garage and gate to rear garden.

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### Front Garden

Laid mainly to lawn with planted borders. Brick built boundaries. Upvc front entrance door opens into entrance hallway.

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### Entrance Hallway

Brightly decorated entrance hallway with carpeted staircase to first floor and access doors to both reception rooms, kitchen and under-stairs w/c.

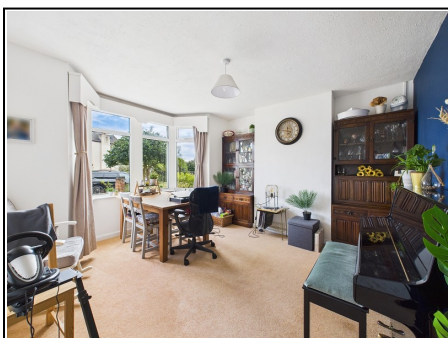
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### Ground Floor WC

Modern ground floor facility with close coupled w/c and wash hand basin with uPVC window to side aspect.

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### Front Reception Room

A spacious and brightly decorated front reception room with bay window overlooking the front garden. Carpeted floor covering. Chimney breast with side alcoves.

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## Rear Reception Room

Another excellent size reception room, this time with sliding patio doors opening to rear garden. Bright decor, carpeted floor covering. Chimney breast with side alcoves.



## Kitchen

A generously proportioned galley-style kitchen with a run of modern base units and roll top work surfaces, space for cooker, washing machine and fridge/freezer. Sink and drainer. Door to rear garden, windows to side and rear aspects.



## First Floor Landing

Bright decor, carpeted floor, access doors to all bedrooms and family bathroom, loft hatch. Window to side aspect.



## Bedroom 1

Spacious double bedroom with fitted floor to ceiling wardrobes, bright decor, carpeted floor, bay windows overlooking the front aspect.



## Bedroom 2

Another spacious, similarly sized bedroom to bedroom 1, this time with the window overlooking the rear garden. Fitted bedroom furniture, brightly decorated and carpeted floor covering.



## Bedroom 3

Even bedroom 3 will comfortably accommodate a double bedroom if desired. Brightly decorated with 'Princess' tones, Upvc window overlooking the rear garden, carpeted floor covering.

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## Family Bathroom

Modern 3 piece bathroom suite, bath with electric shower over, part tiled walls, window with obscured glazing to front aspect.

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## Rear Garden

A very private and enclosed, westerly facing rear garden laid mainly to lawn with planted borders, beautiful magnolia tree and paved seating/outdoor entertaining space. Gate to driveway, door to garage.

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## Garage

Block and rendered single garage with up and over door to front and access door to garden. Power and light.

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## Agents Opinion

This lovely home offers plenty of space with it's 2 reception rooms, generous kitchen and 3 double bedrooms for today's growing family. The property has the potential to extend to the rear and into the loft, subject to the necessary permissions, if desired. Must be viewed to be fully appreciated.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

## Tenure

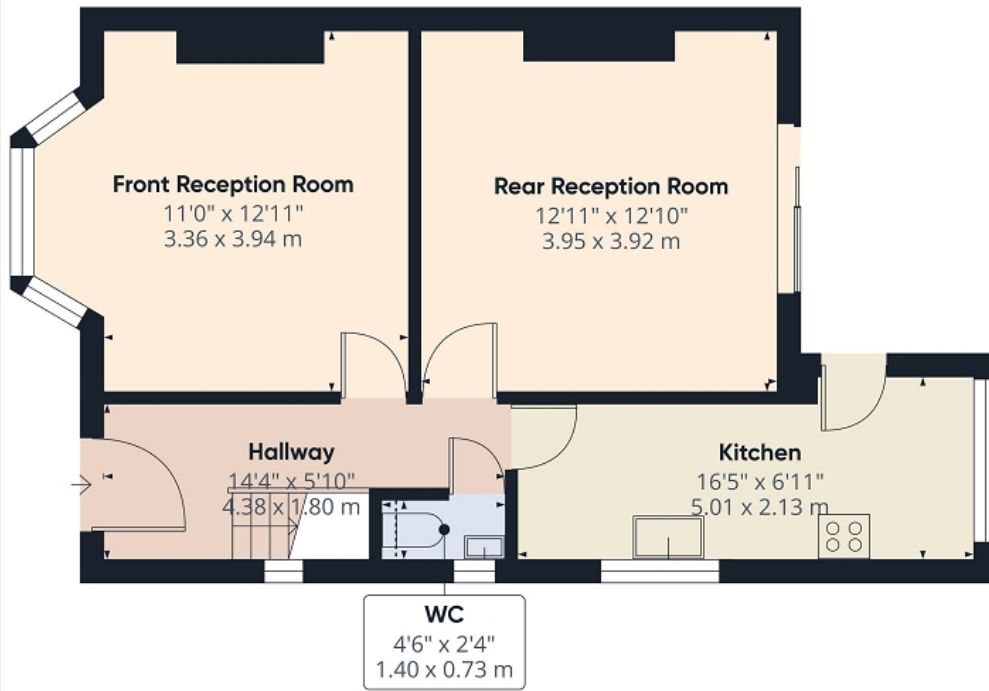
We are informed that the tenure is Freehold

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Council Tax

Band E

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Ground Floor

**Approximate total area<sup>(1)</sup>**  
509.02 ft<sup>2</sup>  
47.29 m<sup>2</sup>

**Reduced headroom**  
1.1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

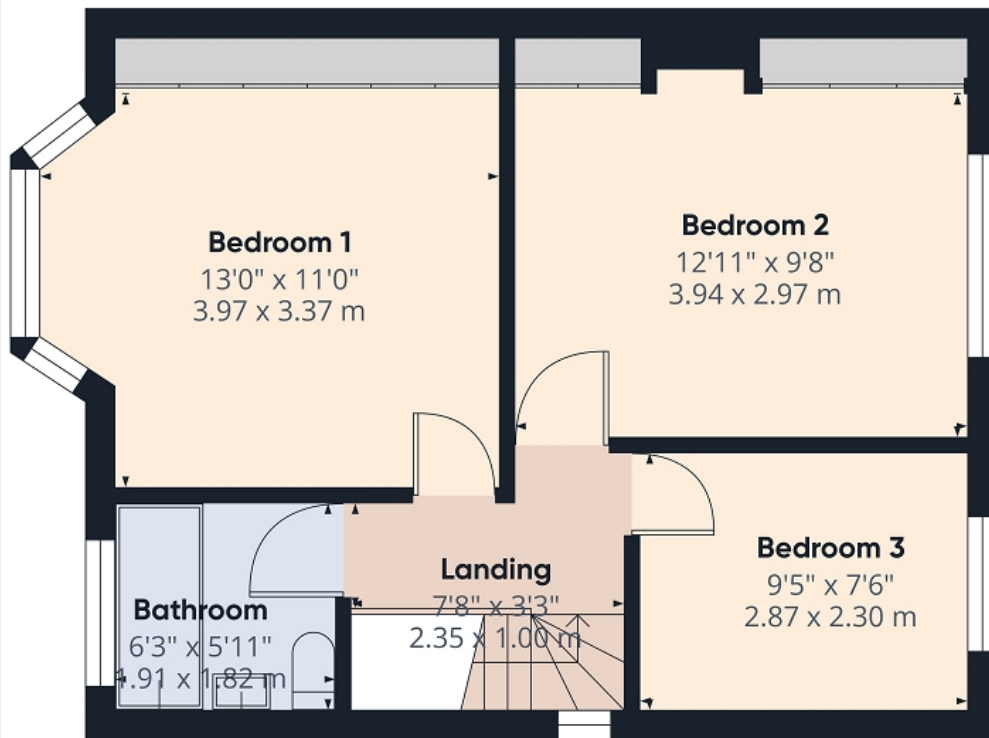
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFTE360



Floor 1

**Approximate total area<sup>(1)</sup>**  
441 ft<sup>2</sup>  
40.97 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>		83	(81-91) <b>B</b>		
(69-80) <b>C</b>	71		(69-80) <b>C</b>		
(55-68) <b>D</b>			(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		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<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.