



**Edwards & Co**  
property sales & lettings

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**Pantmawr Road  
Cardiff  
CF14**

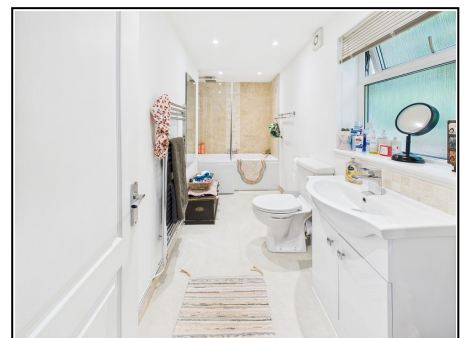
**Guide price £300,000**



- Unique 2 double bedroom detached bungalow
- Fully renovated throughout
- Excellent size and very stylish kitchen
- 2 double bedrooms
- Open-plan living room/dining room
- Modern bathroom
- Private and enclosed gardens
- Equidistant to Rhiwbina and Whitchurch Village centres
- Excellent road links for M4 and City centre
- NOT TO BE MISSED

**Ref: PRA53634**

**Viewing Instructions: Strictly By Appointment Only**



# General Description

\*Superb and modernised 2 double bedroom detached bungalow on Pantmawr Road\* Edwards and Co are delighted to offer for sale this fabulous property located at the entrance to Whitchurch Golf Club. The property offers well-proportioned, modernised accommodation together with private and enclosed gardens. ideal down-sizer or first time buy.

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## Entrance to property

Located at the foot of the entrance to Whitchurch Golf Club with one 'parking space' alongside the entrance gate.

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## Garden

Gated entrance, paved pathway and steps to garden and paved patio area, lawn with mature shrub, shed, wood fence boundaries.

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## Entrance Porch

Tiled floor, PVC external door with obscure glass panes and obscure glass casement windows, cupboard housing fuse box and meter, inset spotlights, PVC internal door with obscure glass panes and obscure glass casement window leading into entrance hallway.

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## Entrance Hallway

Carpet, Nuaire filtration system, single light pendant, doors to all rooms.

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## Bedroom 1

Carpet, PVC windows to front and side aspects, radiator, single light pendant.



## Bedroom 2

Carpet, PVC obscure glass window in obscure glass to rear, radiator, single light pendant, radiator, loft hatch access.



## Living/Dining Room

Carpet, PVC windows to front and rear aspects, feature fireplace with polished stone base and surround and fitted 'living flame' gas fire, painted mantle set to chimney breast, alcove storage cupboard housing central heating boiler fitted, radiator, single light pendant.



## Living Area

As described.



## Dining Area

As described.



## Kitchen

Stone tile effect floor, part tiled walls, PVC door with obscure glass pane to front garden, PVC window to front aspect, range of wall, base and drawer units in matte grey with chrome handles and square edge countertops, integrated dishwasher, integrated fridge and freezer, integrated combi washer dryer, inset wine fridge, inset oven and four ring hob with stainless steel chimney style extractor fan over, inset 1 1/2 sink and draining board with mixer tap, radiator, extractor fan, inset spotlights.

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## Bathroom

Stone tile effect floor, part tiled walls, PVC obscure glass window to rear, three piece white suite comprising wash hand basin with mixer tap and tile splash back inset to vanity unit, WC, bath with wall mounted shower and glass screens, wall mounted corner mirrored unit, ladder style heated towel rail, water stop cock, extractor fan, inset spotlights

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## Agents Opinion

Calling all golf lovers - this is the perfectly located property for you and within only a golf ball's throw of the 1st Tee at Whitchurch Golf Club! But seriously if golf is not your thing, this is simply a delightful property in an incredibly convenient location. Equidistant to both the Village centres of Whitchurch and Rhiwbina and within easy reach of Cardiff City centre, this has to be the ideal down-sizer or first time buy and offers exceptional value for money for the area. Not to be missed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### 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		
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.