



Edwards & Co
property sales & lettings

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**Padarn Close
Cardiff
CF23**

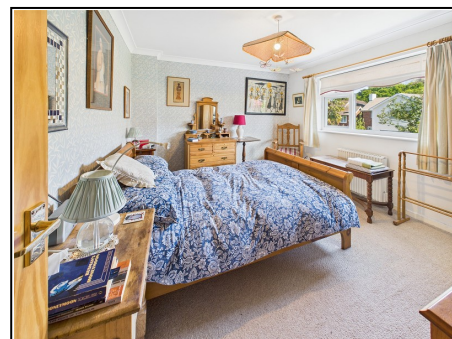
Guide price £800,000



- Extended 4 bedroom detached family-sized home in Cyncoed
- Large principal reception room opening to family room
- Modern fitted kitchen opening to breakfast room
- Additional formal dining room
- 4 excellent size bedrooms
- First floor shower room/wc + ground floor w/c
- Driveway parking and detached garage
- Private and enclosed front and rear gardens
- First class school catchments for Cardiff High and Lakeside PS
- NOT TO BE MISSED

Ref: PRA53629

Viewing Instructions: Strictly By Appointment Only



General Description

A very attractive, extended and enviably located 4 bedroom detached family-sized home in Cyncoed Edwards and Co are delighted to offer for sale another fabulous property located a short distance from Cardiff High School and Roath Park Lake and gardens. The property must be viewed to be fully appreciated.



Front Garden

Beautifully planted and tended front garden with central pathway leading to the front door and lawn areas to both sides, gate giving access to rear garden.



Driveway

Ample block paved driveway with parking for two vehicles leading to the detached garage.



Covered Storm Porch

Feature, wooden storm porch with tiled roof providing covered access to the entrance hallway via the hardwood front door.



Entrance Hallway

A brightly decorated and spacious entrance hallway, woodblock floor, pendant lights, doors to all ground floor rooms, staircase to first floor landing.



Principal Reception Room

A very generously sized main sitting room with a large uPVC window overlooking the front aspect, stripped hardwood floor, fire place with log burning fire, 2 pendant light fittings, radiator and opening to the family room extension.



Family Room

Occupying the largest proportion of the rear extension is the family room with solid roof, ceiling spotlights, 2 wall lights, radiator, quarry tiled floor, double glazed windows, PVC double glazed French doors to rear garden, PVC windows and PVC door to rear reception room.



Dining Room

A sizeable additional reception room/dining room located off the hallway to the right hand side of the property and with the PVC window overlooking the front aspect, serving hatch to kitchen, stripped wood hardwood flooring, pendant light, radiator, wall lights.



Kitchen

Well-proportioned, range of base and wall mounted cabinets, inset 1 1/2 bowl sink, woodblock work tops, tongued and grooved ceiling, 2 light fittings, single glazed window to breakfast room, multi pane door to breakfast room, double oven and grill, integrated fridge/freezer, induction hob with extractor above, wall mounted Aqua Efficient hot water boiler, plumbing for washing machine, integrated dishwasher.



Breakfast Room

Also occupying part of the rear extension is the breakfast room/garden room with quarry tiled floor, solid roof with Velux window, PVC double glazed windows, door to rear garden, ceiling spotlights.



Ground Floor WC

Two piece white suite comprising low level wc, wash hand basin set into cupboard beneath, wood effect double glazed window, part tiled walls, tiled floor, pendant light, X-pelair extractor fan.



First Floor Landing

Coving, ceiling light pendant, access hatch to loft, door off to all rooms.



Bedroom 1

A very generously sized double bedroom with large PVC double glazed window overlooking the rear garden, coving, radiator, carpet, space for freestanding or fitted wardrobes.



Bedroom 2

Bedroom 2 is another good-size double bedroom with PVC double glazed window to front aspect, radiator, single light pendant.



Bedroom 3

Bedroom 3, currently used as the home office/study is a sizeable 3/4 size double bedroom with PVC double glazed window overlooking the rear garden, coving, single light pendant, radiator, carpet.

Bedroom 4

A well-proportioned single bedroom with the PVC double glazed window overlooking the front aspect, carpet, coving, single light pendant, radiator.



Shower Room/Wc

Large walk-in shower with fitted shower and folding seat, low level wc, wash hand basin, tiled walls, PVC double glazed window in obscure glass to rear, stainless steel towel rail/radiator.



Rear Garden

A very generously proportioned, private and enclosed rear garden, laid mainly to lawn with mature borders, trees and shrubs. The rear garden also features 2 paved seating areas and garden shed.



Paved Terrace

A paved 'sun-trap' outdoor entertaining space located midway along the garden with picket wooden boundaries.



Paved sitting area

An additional, sheltered, paved seating area this time opening from the breakfasting room.



Detached Garage

Double wooden front access doors, pedestrian door to rear garden, PVC double glazed window, power and light.

Agents Opinion

This truly is a very attractive, spacious and enviably located family-sized home in Cyncoed. The property literally overlooks Cardiff High School grounds and is within only a short walk of Roath Park Lake itself and all the local amenities. Must be viewed internally to be fully appreciated.

Services



Mains electricity, mains water, mains gas, mains drainage

EPC Rating:44

Tenure

We are informed that the tenure is Freehold

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		75	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44		(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.