



Edwards & Co
property sales & lettings

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Nant Y Fedw
Cardiff
CF14

Guide price £475,000



- 4 double bedroom 3 storey family sized home
- Superb open-plan kitchen and dining room
- Large principal reception room
- Spacious utility room and separate ground floor w/c
- 3 double bedrooms plus bathroom to first floor
- Bedroom 2 with en-suite shower/wc and closet
- Bedroom 1 with en-suite occupies the whole of the 2nd floor
- Beautifully tended rear gardens with large decked terrace
- Very well-presented and maintained throughout
- Whitchurch High and Ysgol Glantaf catchments

Ref: PRA53635

Viewing Instructions: Strictly By Appointment Only



General Description

Superb and very spacious 4 double bedroom 3 storey detached family-sized home Edwards and Co are delighted to offer for sale this voluminous detached house ideally located close to Birchgrove and Whitchurch Village centre's and within easy access of the Cardiff City centre. Priced to sell - must be viewed to be fully appreciated.



Driveway & Front Entrance

Tarmacadam driveway with ample parking, electric car charger, boundary wall, wood, outside light, PVC double glazed front door with side casement window in obscure glass, giving access to entrance hallway.



Entrance Hallway

Bright and inviting hallway with smooth plastered and painted ceiling, 2 single light pendants, smooth plastered and painted walls, laminate floor, radiator, power points, central heating thermostat, staircase to first floor, panelled doors to all ground floor rooms.



Principal Reception Room

Excellent size dual aspect main living room with smooth plastered and painted ceiling, 2 single light pendants, coving, painted walls, feature papered wall, 4 wall lights, moulded skirting boards, laminate floor, 2 radiators, wooden fire surround with electric fire on marble effect hearth, power points, sky digital feed, TV aerial point, PVC French doors to decked terrace, PVC double glazed windows to front, PVC double glazed windows to side.



Kitchen/Dining Room

A very modern and stylish kitchen open-plan to the dining room. Smooth plastered and painted ceiling, spotlights and 3 pendants above breakfast bar, coving, smooth plastered and painted walls, tiled floor, range of high gloss wall and base units, work tops, induction hob, integrated oven and grill sink with drainer and chrome mixer tap, integrated fridge/freezer, integrated dishwasher, breakfast bar with stools, power points.



Kitchen

As described.



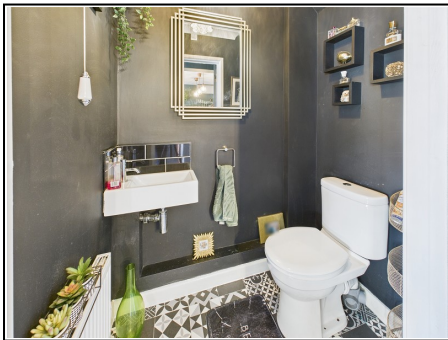
Dining Room

Open plan to kitchen and with bi-folding doors to rear. Smooth plastered and painted ceiling, spotlights, coving, 2 wall lights, smooth plastered and heritage-coloured painted walls, laminate floor, power points, radiator, PVC double glazed window to side.



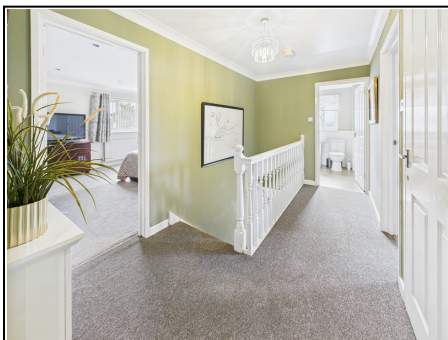
Utility Room

Smooth plastered and painted ceiling, spotlights, extractor fan, smooth plastered and painted walls, radiator, power points, plumbed for washing machine and dryer, range of wall, base and drawer units in white, work tops, inset 2018/19 prices sink with drainer and mixer tap, consumer unit, Baxi central heating combi boiler, PVC double glazed window to front.



Ground Floor WC

Smooth plastered and painted ceiling, single light pendant, Manrose extractor fan, smooth plastered and painted walls, low level WC, wall mounted sink with chrome mixer tap, radiator.



First Floor Landing

Smooth plastered and painted ceiling, single light pendant, coving, smooth plastered and painted walls, carpet, power points, radiator, panelled doors to all first floor rooms, door to second floor landing



Bedroom 2 with En Suite Shower Room

Smooth plastered and painted ceiling, chrome spotlights, coving, smooth plastered and painted walls, feature papered wall, carpet, power points, radiator, telephone point, digital sky feed, PVC double glazed window to front, panelled doors to en-suite shower room and walk-in wardrobe.



En Suite to Bedroom 2

Smooth plastered and painted ceiling, spotlights, coving, part smooth plastered and painted walls, part tiled walls, tiled floor (under floor heating), corner shower cubicle with glazed sliding doors, low level WC, wall mounted corner circular sink, chrome towel rail/radiator, medicine cabinet, extractor fan.

Walk-in Wardrobe

Smooth plastered and painted ceiling, single light pendant, coving, smooth plastered and painted walls, carpet, hanging rail, shelves, coats hooks.



Bedroom 3

Modern decor, spotlights, coving, carpet, radiator, power points, PVC double glazed windows to front, fitted wardrobes with stainless steel T-bar handles.



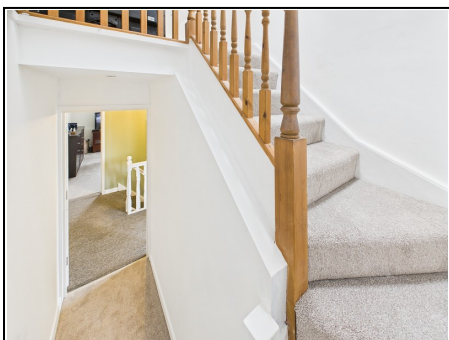
Bedroom 4

Another excellent-size double bedroom with smooth plastered and painted walls and ceiling, coving, carpet, radiator, power points, PVC double glazed window to rear.



Family Bathroom

Smooth plastered and painted ceiling, several spotlights, coving, part smooth plastered and painted walls, part tiled walls, tiled floor (under floor heating), three piece white suite comprising P-shaped bath with shower over, curved glazed shower screen, wash hand basin with chrome mixer tap, chrome towel rail/radiator, Manrose extractor fan, PVC double glazed window to side.



Staircase to Second Floor

Carpet, smooth plastered walls, Velux skylight, open plan to master bedroom.



Bedroom 1 with En Suite Shower Room

An exceptionally sized master bedroom with smooth plastered and painted ceiling, spotlights, smoke alarm, smooth plastered and painted walls, carpet, 3 Velux windows, PVC double glazed window to front, power points, 2 radiators, door to en-suite shower room.



En Suite to Bedroom 1

Smooth plastered and painted ceiling, spotlights, tiled walls, tiled floor (under floor heating), three piece white suite comprising shower cubicle with sliding glazed doors, low level WC, wall mounted circular white sink with chrome mixer tap, radiator/towel rail, Manrose extractor fan.



Rear Garden

Large decked area, fence panelling and trellis, decorative stone area, hedging, decked steps to lawn area, paving stones to wooden summer house, flower bed, trees, bushes, plants, external power point, outside water tap, gas and electric meters, outside light, metal storage shed.



Decked Terrace

Large decked outdoor entertaining area. The terrace overlooks the rear garden.

Agents Opinion

This has to be one of the best value for money detached properties in the area. The property offers fabulously proportioned accommodation over 3 floors with beautifully landscaped gardens to the rear. Must be viewed internally to be fully appreciated.

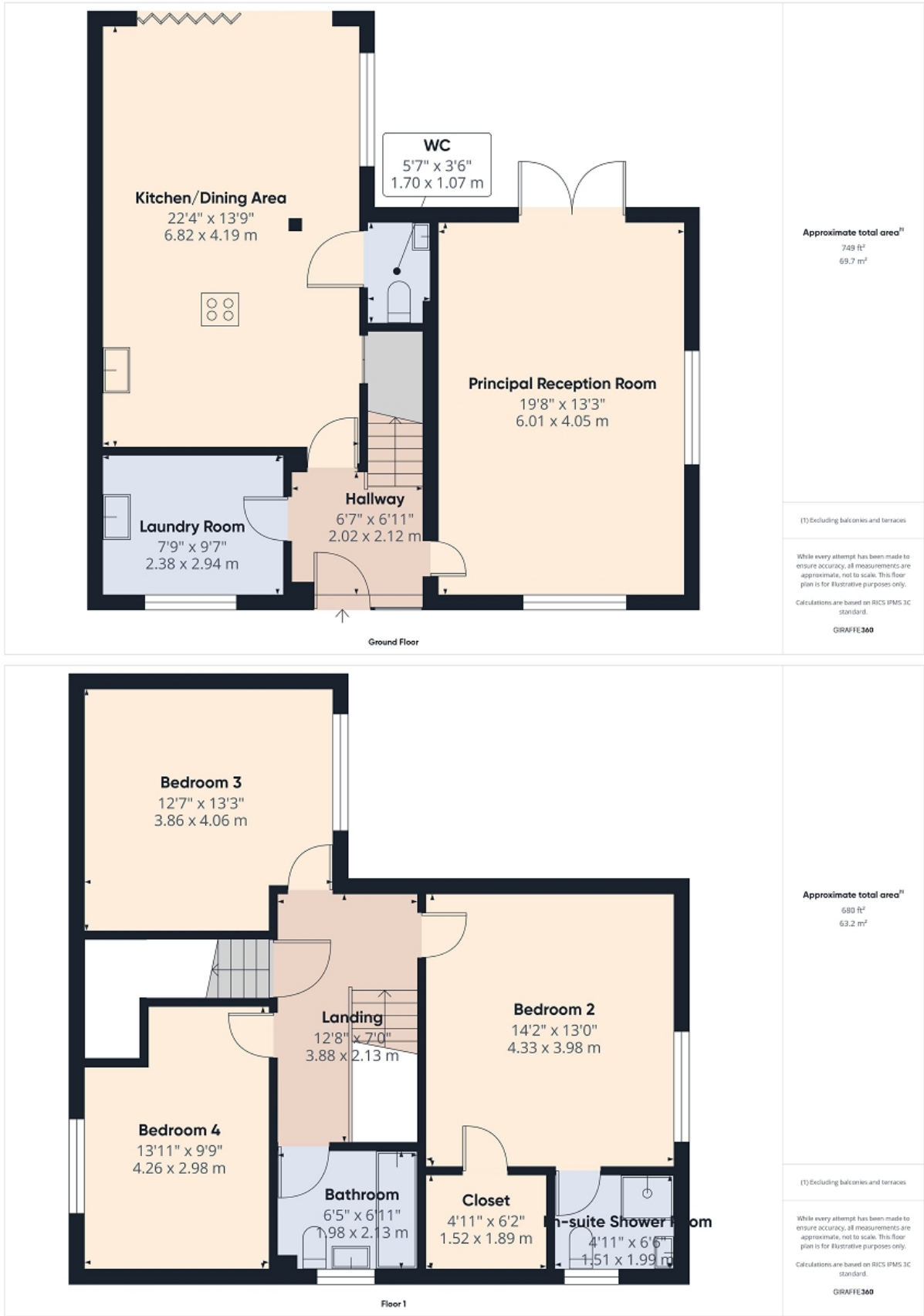
Services

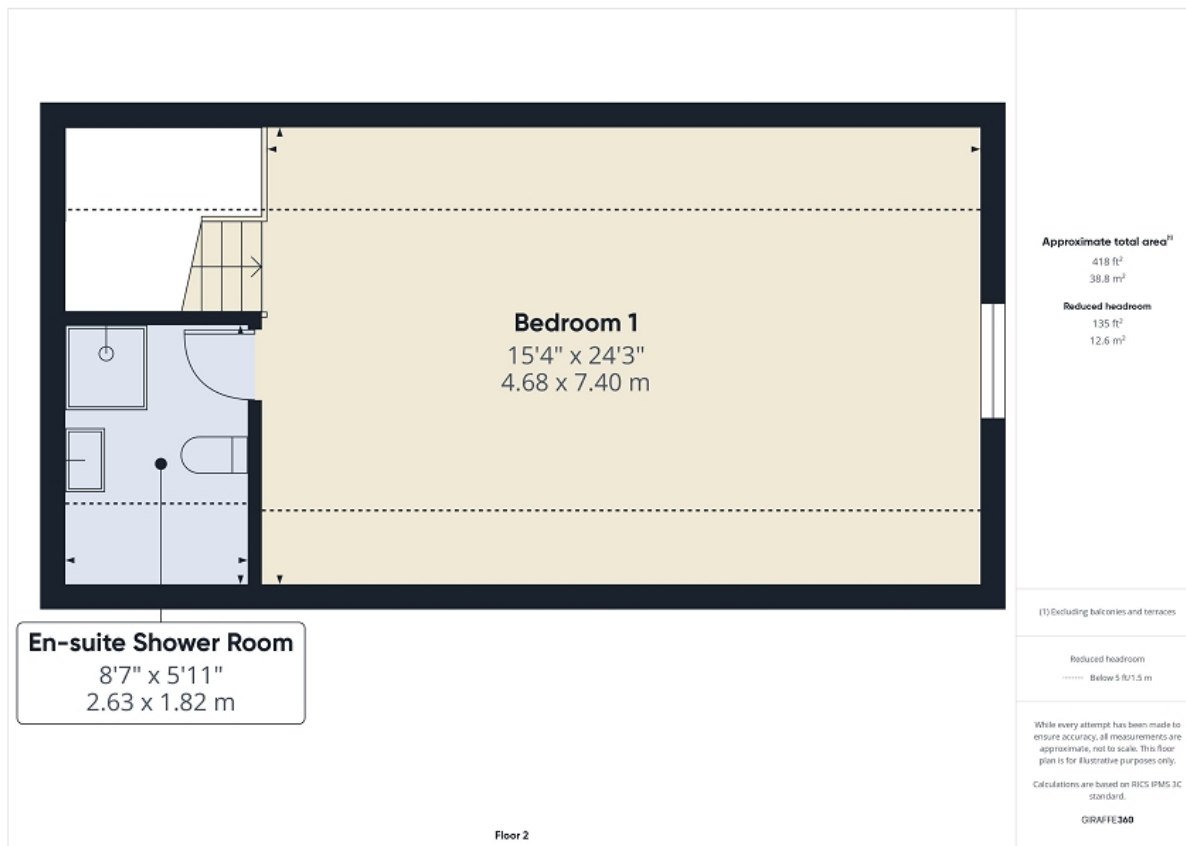
Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73


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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.