



Edwards & Co
property sales & lettings

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**Keynsham Road
Cardiff
CF14**

Offers in excess of £450,000



- Extended 2 double bedroom detached bungalow
- Large modern conservatory
- Open-plan lounge to dining room
- Fitted kitchen
- 2 excellent size bedrooms
- Shower room w/c
- Driveway parking to front
- Private and enclosed rear and side gardens
- Exceptional potential

Ref: PRA53595

Viewing Instructions: Strictly By Appointment Only



General Description

Extended 2 bedroom detached bungalow with large conservatory, parking and gardens Edwards and Co are delighted to offer for sale this spacious and much loved property in Birchgrove. The property occupies a generous plot and is very well located for all local amenities and access routes to Cardiff City centre. MUST BE VIEWED.



Driveway

Decorative block and brick entrance boundary with metal entrance gates. Concrete driveway with access to rear garden.



Entrance Hallway

Accessed via enclosed entrance porch with double doors, brightly decorated, laminate floors, pendant light fittings. Meter cupboard.



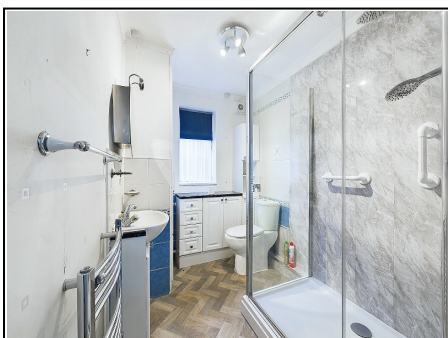
Bedroom 1

Brightly decorated, carpeted floor, bay window with 4 radiators below, fitted wardrobes, pendant light fitting.



Bedroom 2

Another excellent size double bedroom, brightly decorated, carpeted floor, bay window, radiator, pendant light fitting.



Shower Room/Wc

A well-proportioned modern shower room wc with LVT flooring, uPVC window, close coupled w/c, large shower cubicle with mixer shower and rainfall shower head, vanity base unit and illuminated wall unit, towel rail radiator, ceiling light.



Dining Area

Spacious dining area accessed off the hallway and open-plan to the lounge and kitchen and with concertina doors to conservatory. Brightly decorated, laminate flooring, radiator, pendant light fitting.



Lounge

Another excellent size main reception room open plan to dining area and giving access via French doors, with side windows, to rear garden and paved terrace. Bright decor, laminate flooring, large radiator, pendant light fitting.



Kitchen

This well-proportioned 'galley' style kitchen offers adequate base and wall units with a modern laminate work surface, inset gas hob with extractor over, double oven and grill, one and a half bowl sink with mixer tap and space for fridge and washing machine, pantry cupboard. Large uPVC window overlooking side garden, textured ceiling with spotlight light fitting.



Conservatory

This modern and very spacious conservatory extension was added approximately 10 years ago and offers a bright, additional reception area to this fabulous property. The conservatory benefits from having bespoke window and roof blinds, wall lights and under floor heating as well as a wall mounted radiator.



Rear Garden

A sizeable, private and enclosed, yet manageable rear garden accessed off the lounge and with gated access to driveway and side garden. Block boundaries with mature hedgerow, tree and shrubs. Lawn area and paved terrace seating area.



Side Garden

Side garden, laid mainly to lawn with paved pathways to sheds and small summer house. Block boundary wall.

Agents Opinion

This much loved, well-maintained and very spacious detached bungalow is just waiting for it's new owner to come in and put their own stamp upon it. The property offers well-laid out accommodation together with sizeable, yet manageable, gardens and off road parking to the front. Must be viewed to be fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

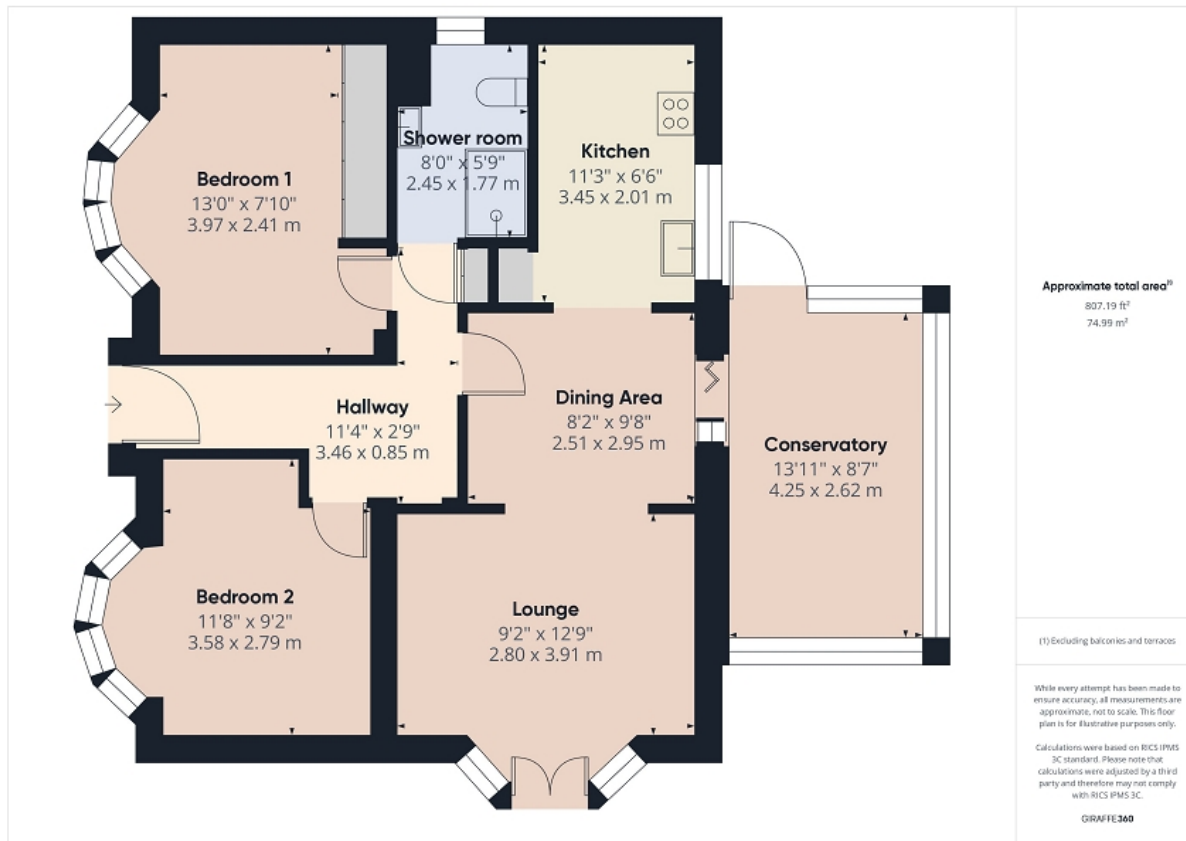
EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



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		81
(69-80) C		
(55-68) D	64	
(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.