



Edwards & Co
property sales & lettings

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Heol Hir
Llanishen
Cardiff
CF14

Guide Price £400,000



- Well-presented 3 double bedroom family home
- 2 excellent size reception rooms
- Modern fully fitted kitchen
- Sizeable conservatory extension
- 3 spacious double bedrooms
- Stylish first floor family shower room/wc
- Modern decor throughout
- Deep fronted garden and parking to front aspect
- Private and enclosed rear garden
- Ideally located for local schools and amenities



Ref: PRA53652

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located and spacious 3 double bedroom family home in Llanishen Edwards and Co are delighted to offer for sale this generously-proportioned semi-detached home located overlooking the Llanishen High School grounds. Must be viewed to be fully appreciated.



Driveway & Front Entrance

Deep-fronted driveway parking/front garden area, pathway to front door glazed storm porch, laid to Cotswold chipping's mature shrub and trees, PVC part glazed door to entrance porch and hallway.



Entrance Hallway

Brightly decorated and spacious entrance hallway off storm porch with varnished wooden engineered floor, staircase to first floor, doors off to dining room, principal reception room and ground floor w/c.



Dining Room

A generously proportioned second reception room/dining room with oak coloured engineered wood flooring, coving, PVC double glazed window to front, radiator, central light fitting.



Principal Reception Room

A spacious main living room with PVC double glazed windows to front bay, coving, engineered oak floor, inglenook style fireplace with log burner stove, wooden mantle and paved hearth, radiator, open archway to kitchen.



Kitchen

Modern kitchen comprising range of base and wall units in light cream, engineered oak floor, chopping block effect worktops, double oven and grill, 4 burner gas hob with extractor above, single bowl sink, space for wine fridge, plumbing for washing machine, tiled splash backs, ceiling spotlights, PVC French doors to conservatory.



Conservatory

An excellent-size conservatory extension with block and PVC window structure and glazed roof, central pendant fan/light PVC French doors to rear garden.



First Floor Landing

Large PVC double glazed window to rear, loft hatch, central pendant light fitting, panelled doors off to all first floor rooms.



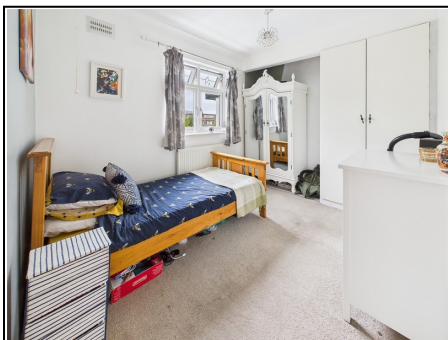
Bedroom 1

An excellent size double bedroom with stripped and varnished pine floorboards, PVC double glazed window to front, coving, central pendant light fitting, large radiator.



Bedroom 2

Another excellent size double bedroom with PVC window to front, carpet, coving, central pendant light fitting, large radiator.



Bedroom 3

Another double bedroom with PVC window to rear, carpet, coving, central pendant light fitting, radiator.



Shower Room/Wc

Modern and stylish family shower room with three piece suite comprising large walk-in shower with glazed access door, low level WC, pedestal wash hand basin, X-pelair extractor, double glazed window in obscure glass, part tiled walls, towel rail/radiator, vinyl floor.



Rear Garden

Private and enclosed rear garden laid mainly to Cotswold stone, potting shed, paved terrace, wooden gate to front.

Agents Note

This really is a a very enviably located and well-presented family-sized home. Overlooking the Llanishen High School campus, the kids could literally 'fall out' of bed and be in school within minutes! Must be viewed to be fully appreciated.

Services

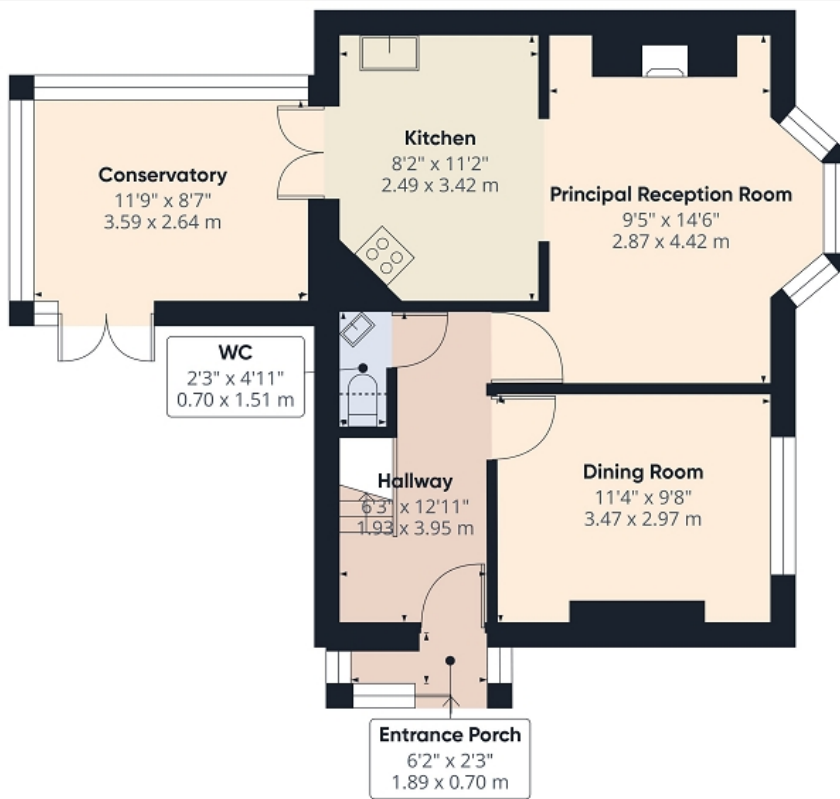
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



Ground Floor

Approximate total area⁽¹⁾
560 ft²
51.9 m²

Reduced headroom
3 ft²
0.3 m²

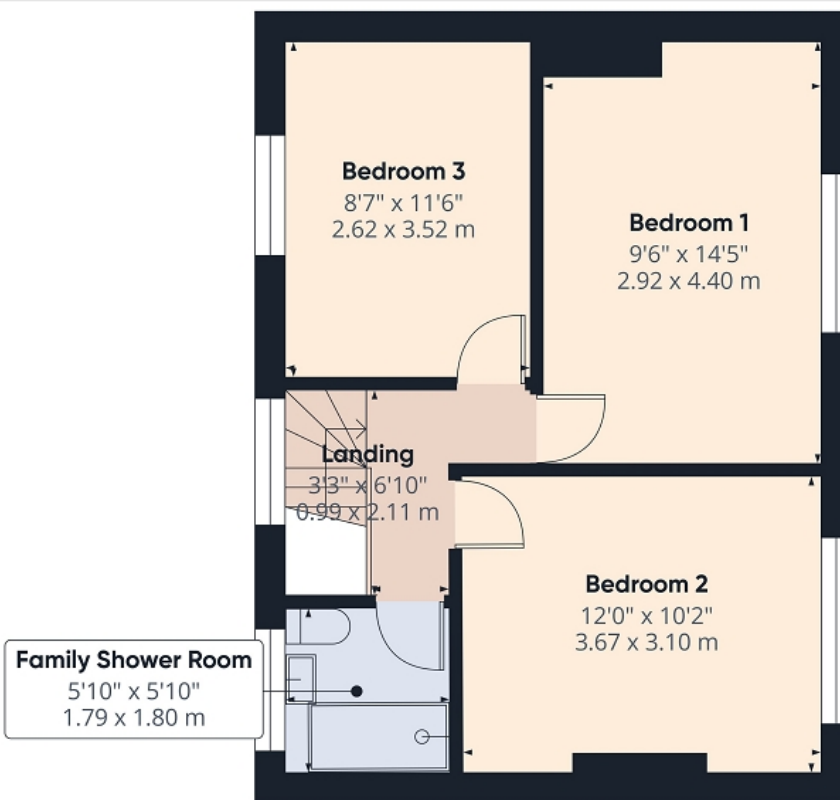
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GRAFFTE360



Floor 1

Approximate total area⁽¹⁾
419 ft²
39 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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