



Edwards & Co
property sales & lettings

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**Dan-Y-Graig
Cardiff
CF14**

Offers in excess of £599,999



- Extended and beautifully presented 4 bed detached home
- Superb principal reception room + dining room
- Modern fully fitted kitchen + laundry room
- 3 excellent size first floor bedrooms - 2 double and 1 single
- Stylish first floor family bathroom + ground floor w/c
- Impressive 'master-suite' to loft with en-suite and walk-in wardrobe
- Ample driveway parking + detached garage
- Fabulously-proportioned front and rear gardens = paved terrace
- Rhwibina PS, Whitchurch HS and Ysgol y Wern and Glantaf catchments
- NOT TO BE MISSED

Ref: PRA53647

Viewing Instructions: Strictly By Appointment Only



General Description

Superb, spacious and recently extended 4 bedroom detached family-sized home in Pantmawr Edwards and Co are delighted to offer for sale this exceptionally well-presented and generously-proportioned detached home in one of Cardiff's most desirable locations. The property benefits from a large dormer loft extension with en-suite shower room and walk-in wardrobe together with large front and rear gardens. Not to be missed.



Front Garden

Deep and beautifully tended garden laid mainly to lawn, mature borders planted with shrubs and plants, paved pathway to porch.



Driveway

Lengthy and ample driveway parking area to front and side of property leading to the garage and providing side access to the rear garden.



Entrance Porch

Brick-built entrance porch with PVC double glazed windows, composite front door, outside light, ceiling spotlights, brightly tiled floor, leading into entrance hallway.



Entrance Hallway

Brightly decorated and very inviting entrance hallway with original stripped and varnished herringbone flooring, modern wood panelled doors to all ground floor rooms, under stairs storage, central pendant light fitting, staircase to first floor.



Principal Reception Room

A very generously proportioned dual aspect main living room with original stripped and varnished herringbone flooring, central pendant light fitting, 2 wall lights, large radiator, PVC double glazed window to front, marble effect hearth and fire surround, large PVC patio doors to rear terrace.



Dining Room

The dining room is another excellent size reception room with original stripped varnished Herringbone floor, PVC window to front aspect, large radiator, central pendant light fitting.



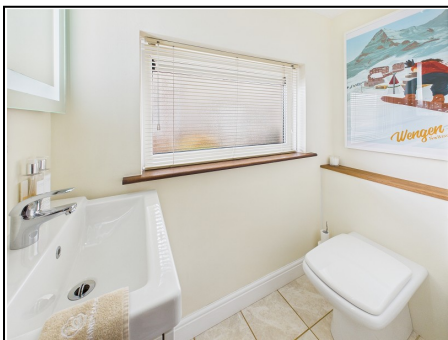
Kitchen

A sizeable, light and modern fully fitted kitchen with 3 central pendant light fittings, range of modern cream base and wall units, modern chopping block wood worktops, brightly tiled floor, large PVC double glazed window to rear, 1 1/2 bowl stainless steel sink with mixer tap, glass induction hob with Bosch extractor above, double oven and grill, wall mounted Worcester combi central heating boiler, plumbing for dishwasher, vertical panelled radiator, door to utility room.



Laundry Room

Plumbing for washing machine and tumble dryer, space for fridge/freezer, towel rail/radiator, PVC part glazed door to rear, PVC double glazed window to rear, laminate floor central pendant light fitting.



Ground Floor WC

Low level WC with concealed cistern, pedestal wash hand basin set into vanity unit, illuminated wall mirror, inset ceiling spotlights, extractor, PVC double glazed window in obscured glazing to side, tiled floor, radiator.



First Floor Landing

Leading up the carpeted staircase from the entrance hallway is the bright and spacious landing area with a large PVC window with obscured glazing to side, carpeted floor, central light pendant, large PVC double glazed window to front, airing cupboard, radiator, modern wooden panelled doors to all first floor rooms, carpeted staircase to second floor bedroom suite.



Bedroom 2

A fabulously sized double bedroom, originally the main bedroom, with dual aspect PVC windows to front and rear, brightly decorated, carpet, 2 central pendant light fittings, air conditioning unit, radiators.



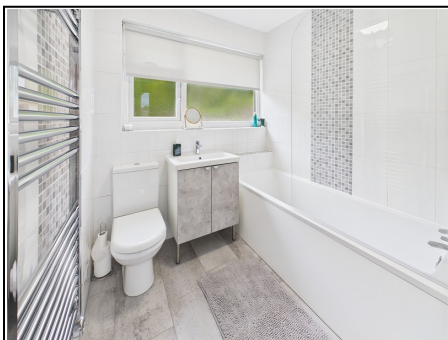
Bedroom 3

Another amply sized double bedroom with modern decor, carpeted flooring, central pendant light fittings, fitted wardrobes with sliding doors, PVC double glazed window to front, large radiator.



Bedroom 4

Although currently utilised as the home office, bedroom 4 is a generously proportioned single bedroom with modern decor, carpet, ceiling spotlights, large radiator, PVC window to rear.



Family Bathroom

Recently refurbished bathroom suite comprising panelled bath with glazed shower screen and fitted shower, modern pedestal wash hand basin with vanity unit beneath, low level WC, towel rail/radiator, vinyl tiled floor, fully tiled walls, central pendant light fitting, large PVC double glazed window with obscured glazing to rear.



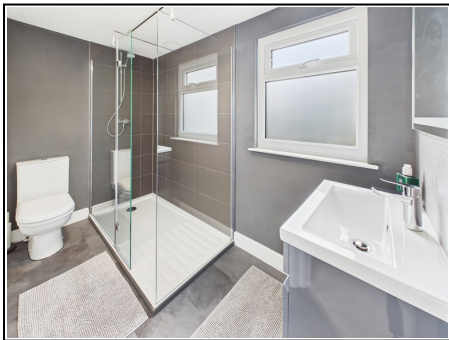
Staircase to Second Floor

Bright and recently decorated and carpeted staircase leading to the loft conversion with central pendant light fitting, Velux window to front, eaves storage access.



Bedroom 1 with En Suite Shower Room

Beautifully presented, thoughtfully designed and very recent loft conversion with large dormer extension to the rear, walk-in wardrobe/dressing area, large PVC double glazed window to rear, 2 Velux windows to front, air conditioning unit, carpet, eaves storage, radiator, central pendant light fitting, door off to shower room.



En Suite Shower Room to Bedroom 1

A very spacious en-suite shower room w/c with vinyl tiled floor, central pendant light fitting, PVC double glazed window with obscured glazing to rear, large walk-in shower cubicle with glazed screens, low level WC, wash hand basin set into vanity unit, wall mounted towel rail/radiator, illuminated wall mirror.



Rear Garden

An exceptionally sized, private and enclosed rear garden with steps leading up to tiered lawn from the paved terrace with mature trees and shrubs and well-defined boundaries.



Detached Garage

Detached block and rendered single garage/workshop with up and over electric front access door, power and light, pedestrian door to rear garden.

Agents Opinion

No stone has been left unturned in the transformation of this magnificent detached family-sized home in this highly desirable Cardiff suburb. The current owners have recently extended and decorated throughout with modern tones and accents of colour where desired. The house occupies a very generous plot and enjoys a north-westerly facing rear

garden, perfect for enjoying the afternoon and evening sunshine. You will be hard pushed to find a better value for money property in Rhiwbina today and therefore early viewing's are strongly recommended. You will not be disappointed.

Services

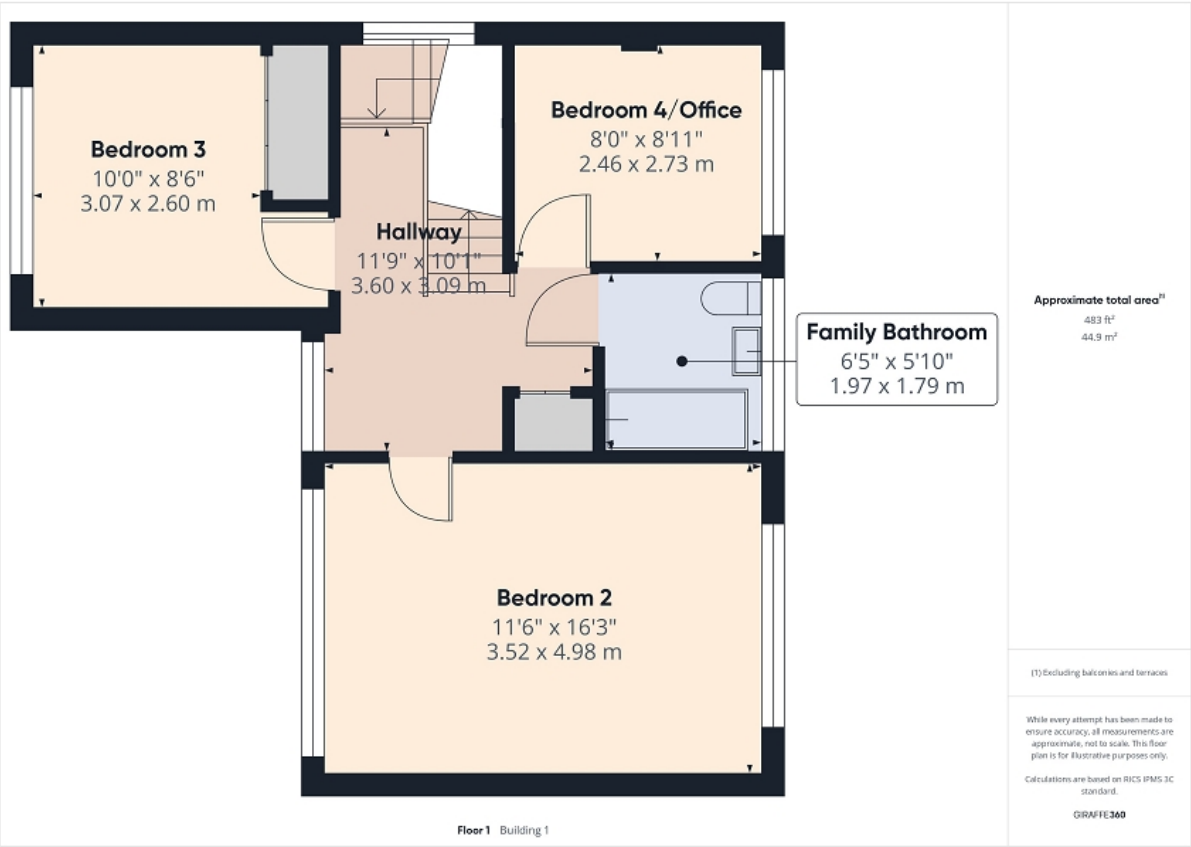
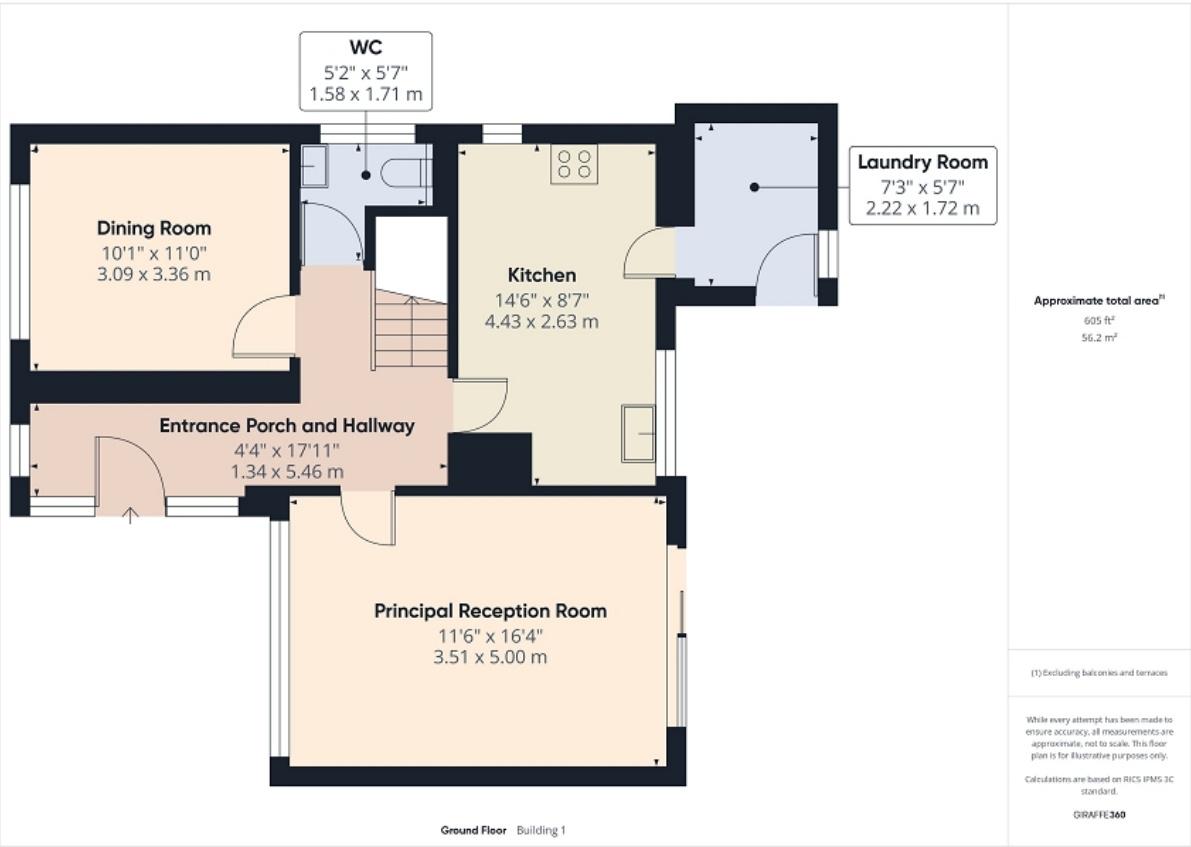
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Shower Room/wc
9'4" x 5'1"
2.85 x 1.56 m

Landing
2'7" x 3'6"
0.80 x 1.07 m

Bedroom 1
13'3" x 13'2"
4.05 x 4.02 m

Walk-in Wardrobe
3'3" x 13'2"
1.00 x 4.03 m

Approximate total area⁽¹⁾
284 ft²
26.4 m²
Reduced headroom
45 ft²
4.1 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.

GRAFTE360

Floor 2 Building 1

Garage
8'9" x 17'11"
2.67 x 5.47 m

Approximate total area⁽¹⁾
160 ft²
14.9 m²

(1) Excluding balconies and terraces

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GRAFTE360

Ground Floor Building 2



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		79	(69-80) C		
(55-68) D	65		(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.