



**Edwards & Co**  
property sales & lettings

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Coed Glas Road  
Llanishen  
Cardiff  
CF14

POA



- Extended and very spacious 4 bedroom family size home
- Superb kitchen overlooking rear garden
- Large dual aspect family room
- Front reception room + dining room
- Modern uPVC glazed-roof conservatory
- Bedroom 1 with en-suite shower/wc
- 2 further double and 1 spacious single bedroom
- First floor family bathroom + ground floor w/c
- Very large rear garden with paved and decked terraces
- Huge detached garage/workshop/potential annexe

**Ref: PRA53656**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Significantly extended 4 bedroom semi-detached property with very large garden and impressive outbuilding/workshop\* Edwards and Co are delighted to offer for sale this very spacious family-sized home in Llanishen with 3 reception rooms, large kitchen, conservatory and master bedroom with en-suite shower w/c. Must be viewed to be fully appreciated.

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## Driveway & Front Entrance

Ample block paved driveway parking area, wooden gate giving access to rear garden, PVC double glazed front door to entrance hallway.

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## Entrance Hallway

Woodblock floor, ceiling spotlights, staircase to first floor, under stairs recess with wall mounted consumer unit and storage unit, doors to all ground floor rooms.

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## Front Reception Room

Woodblock floor, PVC double glazed windows to front bay, ceiling spotlights, wall mounted gas fire, double radiator.

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## Ground Floor WC

Wall mounted Worcester Bosch combi central heating boiler, tiled floor, part tiled walls, ceiling spotlights, PVC double glazed window in obscure glass, wall mounted wash hand basin, low level WC.

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## Dining Room

Woodblock floor, coving, ceiling spotlights, large double radiator. part glazed door to kitchen.

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## Kitchen

A very impressive range of wooden base and wall units, black granite effect work tops, black brick effect style tiles above worktops, Neff 5 burner gas hob, Hotpoint extractor above, 1 and 1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, integrated dishwasher, Neff double oven and grill, ceiling spotlights, tiled floor, PVC sliding patio door to rear garden, open aperture into family room.

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## Family Room

Very spacious dual-aspect family room/main reception room with 2 large PVC double glazed windows, 2 sets of PVC patio doors (one access the conservatory), ceiling spotlights, wall mounted gas fire, carpet, large radiator.

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## Conservatory

Sizeable and modern conservatory with brick built base wall, tiled floor, PVC double glazed windows, tinted glazed roof, wall mounted light fittings, fan/light ceiling fitting, radiator, French doors leading onto decked terrace.

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## First Floor Landing

Carpet, loft access, airing cupboard and further storage cupboard, doors off to all rooms.

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## Bedroom 1

Double bedroom with carpet, 2 pendant light fittings, large radiator, PVC window to rear, 3 smaller windows to sides, door to en-suite shower room.

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## En Suite to Bedroom 1

Tiled walls and floor, corner shower unit with fitted shower, pedestal wash hand basin, low level WC, central pendant light fitting. chrome towel rail/radiator.

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## Bedroom 2

Double bedroom with PVC double glazed windows to front bay, ceiling spotlights, carpet, large radiator, inset wardrobe/cupboard.

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## Bedroom 3

Bedroom 3 will also accommodate a double bed if required with PVC double glazed windows to side, ceiling spotlights, large radiator, inset wardrobe/cupboard.

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## Bedroom 4

Bedroom 4 is a larger style single bedroom with PVC double glazed window to front, radiator, carpet central light fitting.

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## Family Bathroom

Tiled walls and floor, ceiling spotlights, PVC double glazed window in obscure glass to rear, three piece suite comprising low level WC, pedestal wash hand basin, bath with shower attachment to mixer taps plus separate wall mounted plumbed shower attachment.

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## Rear Garden

A truly impressive southerly facing rear garden with paved and decked terraces, metal sheds, laid mainly to lawn, planted borders with maturing shrubs and trees, well-defined boundaries.

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## Detached Garage

A very large detached garage/workshop with up and over front access doors, French doors, PVC double glazed windows, power and light. This building would lend itself perfectly for a family annexe or home-working building subject to the necessary permissions and regulations.

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## Services

Mains electricity, mains water, mains gas, mains drainage

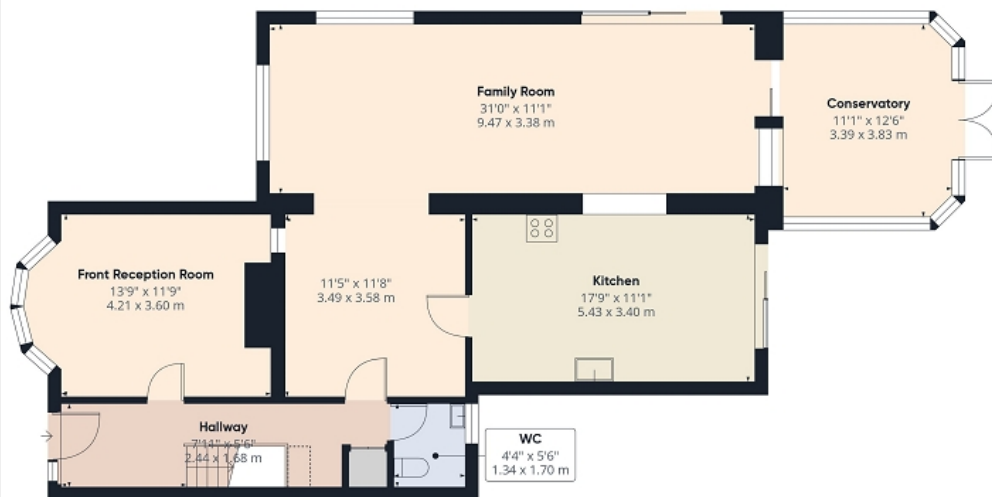
## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified

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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1146 ft<sup>2</sup>  
106.5 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

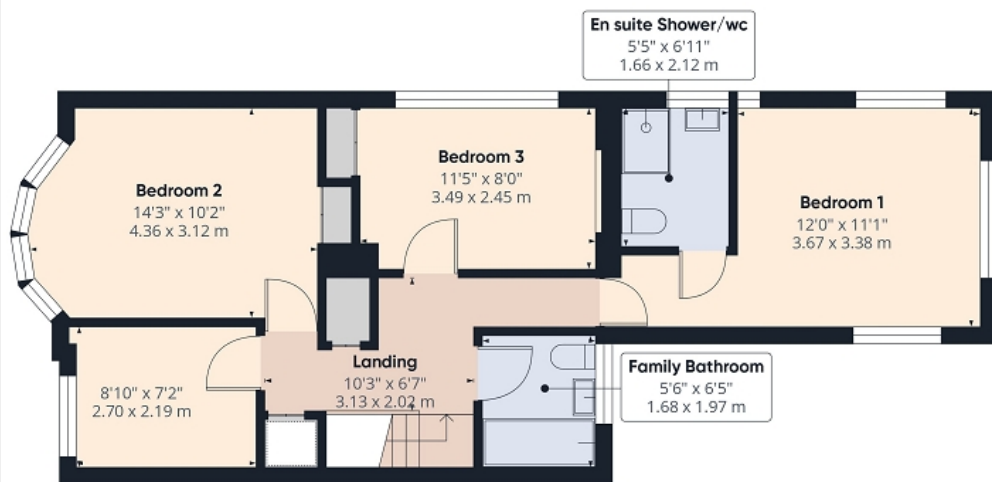
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFITE360



Floor 1 Building 1

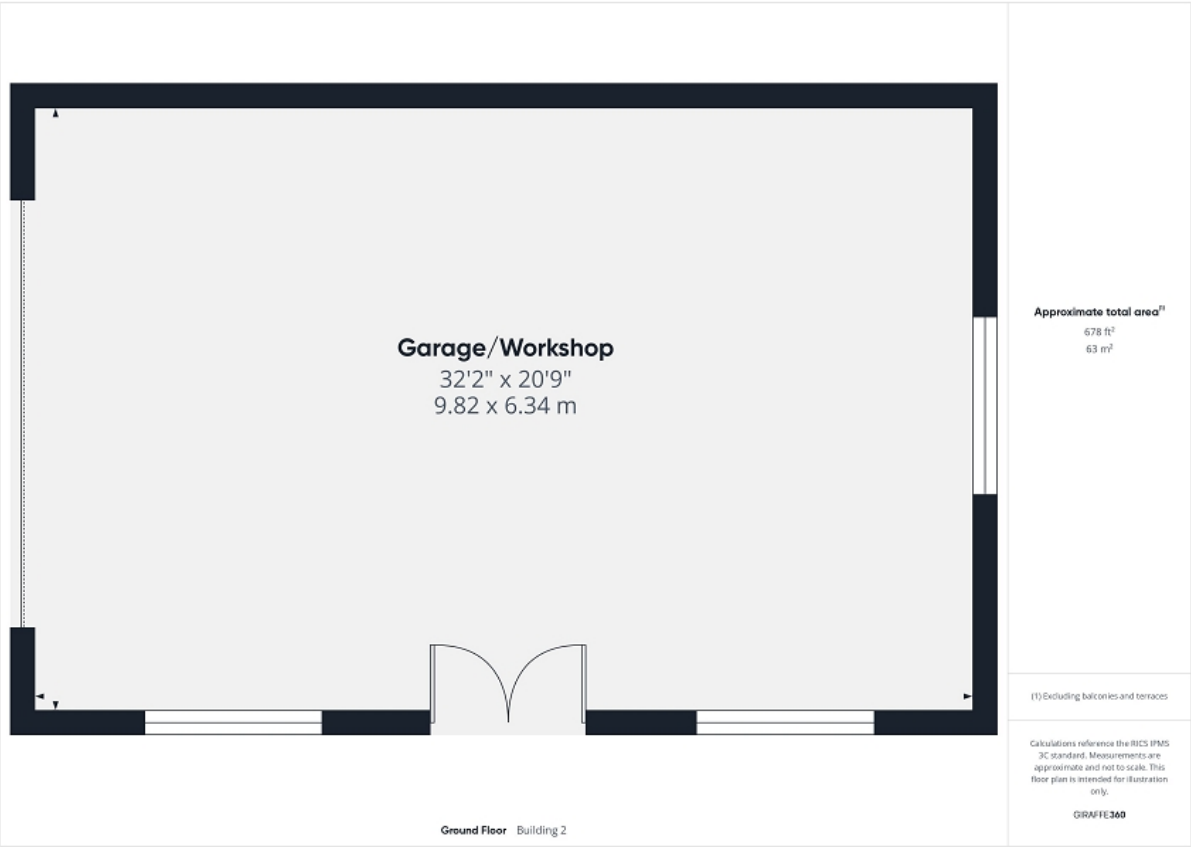
Approximate total area<sup>(1)</sup>

609 ft<sup>2</sup>  
56.6 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.