



**Edwards & Co**  
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

**Threipland Drive  
Cardiff  
CF14**

**Guide Price £210,000**



- Ideally located 1 double bedroom detached Coach House
- Spacious living/dining room
- Modern fitted kitchen
- Excellent size double bedroom
- Stylish bathroom
- Garage and driveway parking
- Private courtyard garden to rear
- Very well maintained throughout
- Freehold property - ideal 1st time buy/investment
- Excellent road and rail links to City centre and M4/A470



**Ref: PRA53716**

**Viewing Instructions: Strictly By Appointment Only**

# General Description

\*Spacious and detached 1 double bedroom Coach House with garage and rear garden\* Edwards and Co are delighted to offer for sale this enviably sized and located Freehold property in The Heath, Cardiff. The property offers well-proportioned and very well-presented first floor accommodation with garage below, driveway parking and courtyard garden to the rear. Ideal first time buy or investment.

---



## Driveway & Front Entrance

This property features a spacious exterior with a well-maintained façade, characterised by brick and rendered finishes. The building includes a single garage with 2 neighbouring property's garages alongside, providing ample parking space and convenience. A pathway leads to the main entrance, which is framed by a small garden area. The surrounding landscape consists of green grass and well-kept plantings, contributing to the overall aesthetic appeal. The area benefits from a quiet residential setting, offering both privacy and accessibility.

---



## Garage

Single garage with up and over garage door to the driveway and single access door to the rear garden. Internal door to entrance hallway. This internal space would make ideal additional accommodation if so desired subject to necessary permissions and regulations. Power and light.

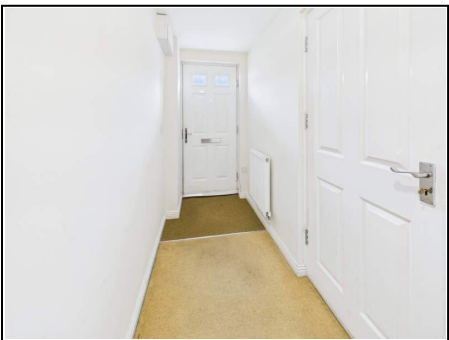
---



## Covered Porch

Covered storm porch with neatly painted composite front door. Outside light.

---



## Entrance Hallway

This hallway features a neutral colour scheme, is well-lit with the front door allowing natural light to enter. The flooring consists of a beige carpet leading to a small mat near the entrance. There is a radiator on one wall, providing heating, and the walls are finished with white paint, creating a clean and modern aesthetic. The hallway provides access to the garage and stairs lead to the first floor accommodation.

---



## Staircase to first floor

Carpeted staircase with wooden hand rails lead up to the open-plan living accommodation.



## Living/Dining Room

This spacious room features a neutral, carpeted flooring and benefits from ample natural light, courtesy of several windows. The walls are painted in a light hue, creating a bright and airy atmosphere. The layout allows for flexible use of the space, suitable for a variety of functions. Open archway to the kitchen and opening to the hallway, bedroom and bathroom to the opposite end of the room.



## Kitchen

The well-planned kitchen features a modern layout with a combination of wall and base cabinetry in a light wood finish. The countertops are grey and provide ample workspace for meal preparation. Natural light floods the room through a window, enhancing the airy feel. The kitchen includes a built-in oven and a gas hob, along with plumbing provisions for both a washing machine and a sink. The flooring consists of a light wood laminate, contributing to the contemporary aesthetic of the space. Space for fridge/freezer.



## Hallway

Inner hallway providing access to the bedroom and bathroom. Door opening to storage cupboard with combi-boiler.



## Bedroom

The generously proportioned double bedroom room features neutral wall colours that create a bright and airy atmosphere. The carpeted flooring adds warmth to the space. Natural light is abundant, thanks to a window that overlooks the exterior, enhancing the overall feel of the room. The layout provides versatile opportunities for design and functionality. Heating is provided by a wall-mounted radiator.





## Bathroom

This spacious bathroom features a well-designed layout, including a bath with an overhead shower. The walls are finished with neutral tiling, providing a clean and modern aesthetic. Natural light is welcomed through a functional window, enhancing the overall brightness of the space. The flooring is practical and easy to maintain, contributing to the room's functionality.

---



## Storage Cupboard

This space features a compact storage area, designed for practical use. The walls are painted in a neutral tone, providing a clean and bright environment. A modern boiler unit is installed, efficiently utilising the available wall space while ensuring ease of access. The flooring is a neutral colour, enhancing the room's overall lightness.

---



## Rear Garden

This exterior space features a neatly paved area, ideal for outdoor activities or relaxation. The layout includes a well-maintained garden perimeter, bordered by a black metal fence. Lush greenery lies beyond the fencing, providing a natural backdrop. The overall design allows for easy access to the adjacent property, ensuring a seamless flow between indoor and outdoor living.

---

## Communal fees

There is an annual communal maintenance fee payable of £300 to ensure the surrounding grounds are kept well maintained throughout the year.

---

## Agents Opinion

This really is a fabulous property in excellent condition and with the extra benefit, quite unusual amongst similar properties, of having a private and low maintenance rear garden. The property is ready to move in to and therefore early viewings are strongly recommended.

---

## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

---

## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

---

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas



Tenure

We are informed that the tenure is Not Specified

Council Tax

Band C

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