



Edwards & Co
property sales & lettings

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Waun Ddyfal
Cardiff
CF14

Guide Price £240,000



- Superb and spacious 2 bedroom detached Coach House
- Large living/dining room
- Modern fitted kitchen
- Stylish bathroom
- Spacious bedroom 1 with dressing area
- Well-proportioned second bedroom with fitted wardrobe
- Very well-presented throughout
- Integral garage with driveway parking
- Ideally located close to all local amenities and City Centre links
- NOT TO BE MISSED



Ref: PRA53717

Viewing Instructions: Strictly By Appointment Only

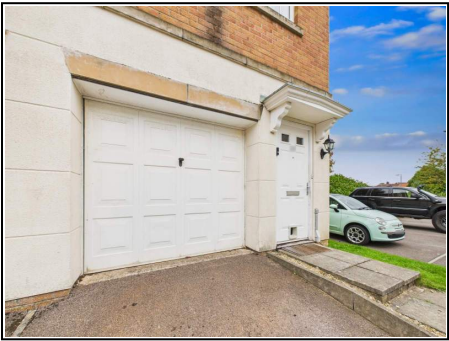
General Description

Spacious and ideally located 2 bedroom detached and Freehold Coach House in The Heath, Cardiff Edwards and Co are delighted to offer for sale this very well-proportioned property with ample first floor living accommodation. The property benefits from having a driveway and integral garage and is within easy reach of all the many local amenities.



Driveway & Front Entrance

Tarmacadam driveway parking and single garage, pathway to front door. Adjacent additional parking area.



Garage

Single garage with up and over door and internal door to hallway. Power and light.



Covered Porch

Covered storm porch with composite entrance door and outside light.



Entrance Hallway

Bright and welcoming carpeted entrance hallway with stairs to first floor and door to garage.



Lounge/Dining Room

This bright and spacious living area features large windows that allow ample natural light to fill the room. The flooring consists of soft carpeting, which adds a comfortable feel underfoot. The walls are painted in a neutral colour, providing a versatile backdrop. The overall layout offers an inviting atmosphere, suitable for both relaxation and entertaining.



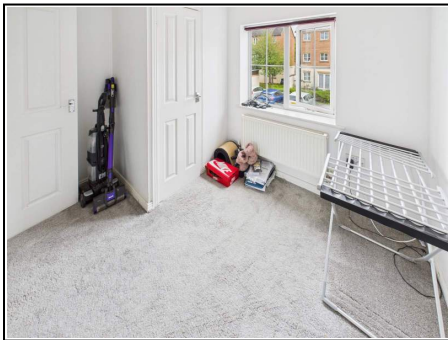
Kitchen

The spacious well-appointed kitchen features modern design elements, offering efficient use of space. The room includes a range of cabinetry with a neutral colour scheme, complementing the light countertop. Natural light fills the area through a window, enhancing the brightness. The layout facilitates ease of movement, making it ideal for culinary activities. The flooring is practical and contributes to the overall contemporary feel of the space.



Bedroom 1

The excellent size double bedroom with dressing area features natural light streaming in through a large window. The room is designed with neutral colours, creating a calm and inviting atmosphere. The layout allows for easy movement and flexibility in arrangement, making it suitable for personalisation to suit individual tastes.



Bedroom 2

This room is well-lit and features a window that allows natural light to filter in, creating a bright and inviting atmosphere. The walls are painted in a clean, neutral colour, contributing to a spacious feel. The flooring is carpeted, providing comfort and warmth underfoot. Additionally, the layout allows for flexible usage, making it suitable for various purposes such as a bedroom, study, or hobby space.



Bathroom

The modern bathroom features contemporary tiling throughout, complemented by a bright and airy atmosphere. The layout includes a combination of a bath with shower over, toilet and pedestal wash hand basin. Natural light is enhanced by a window, while the overall colour palette contributes to a clean and inviting aesthetic. The room is designed for functionality and ease of use.

Agents Opinion

This is a particularly well-proportioned and ideally located 2 bedroom property and will make an ideal first time buy, investment or a down-sizer. The property is very well-presented and maintained throughout and offers exceptional value for money in todays market.

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 Freehold

Council Tax

Band D



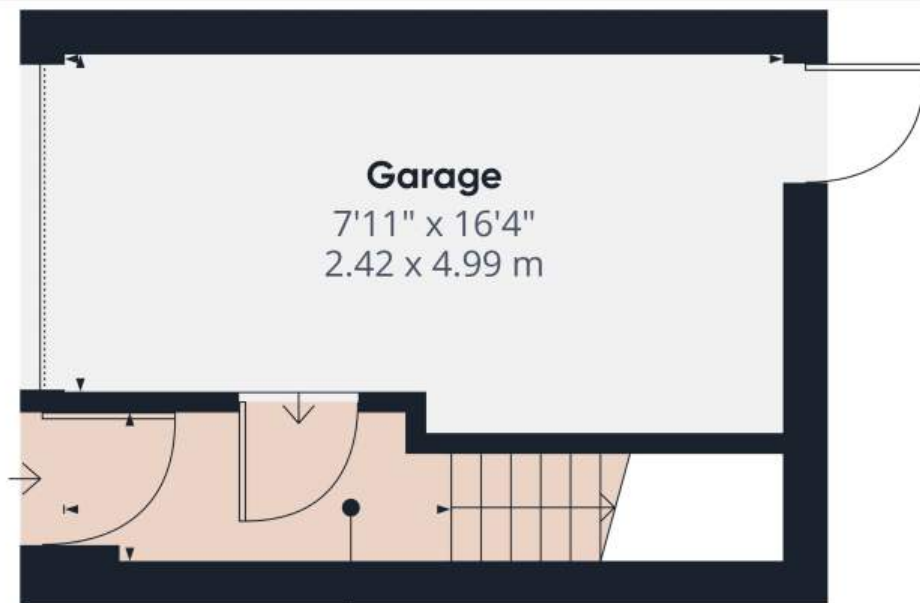
Floor 1

Approximate total area⁽¹⁾
572 ft²
53 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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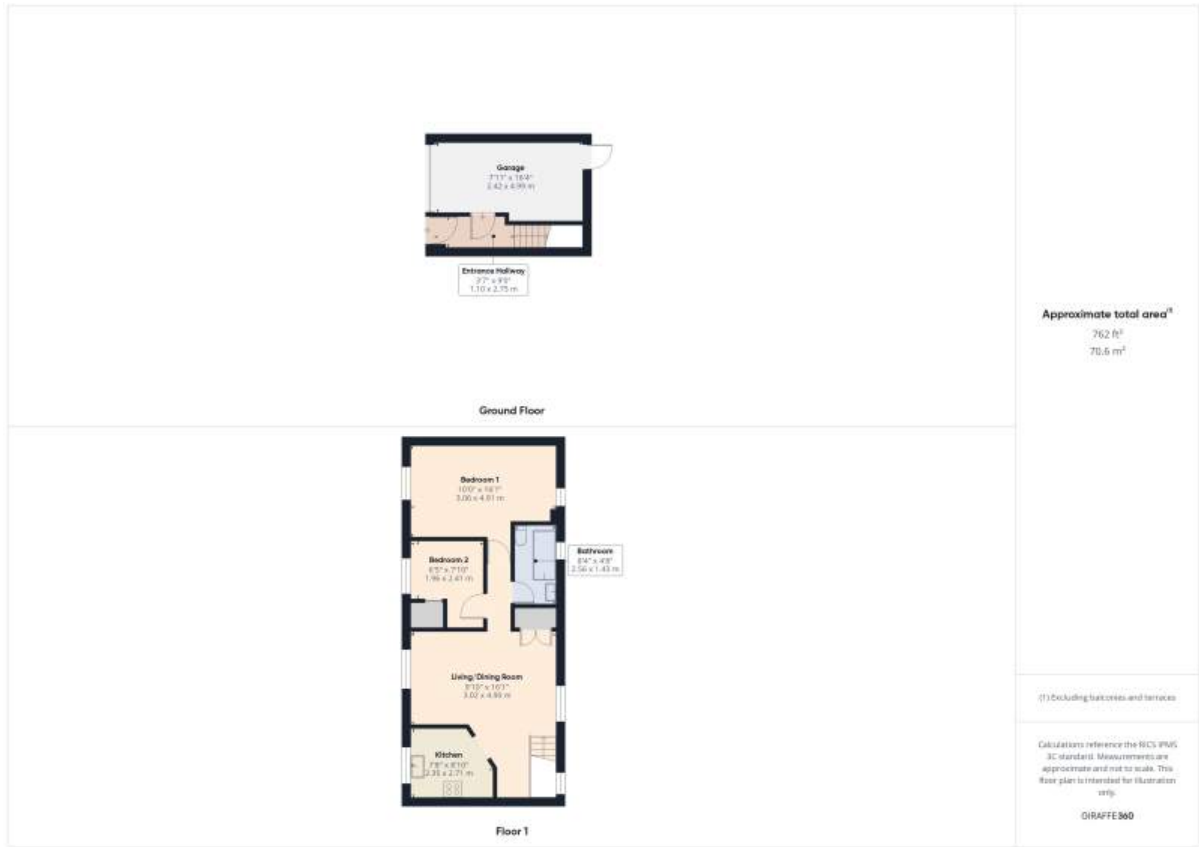
Ground Floor

Approximate total area⁽¹⁾
190 ft²
17.5 m²



(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
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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			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.