



Edwards & Co
property sales & lettings

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Maes Y Draenog
Tongwynlais
Cardiff
CF15

POA



- Spacious 3 bedroom detached family sized home in Tongwynlais
- Excellent size principal reception room
- 'Extended' kitchen/dining room
- 2 sizeable double bedrooms, bed 1 with en-suite shower/wc
- 1 generous size single bedroom
- Family bathroom + ground floor w/c
- Reduced size garage/storage + driveway parking
- Front and rear gardens + adjacent plot of useable land
- Very well presented throughout
- First class Welsh and English school catchments



Ref: PRA53721

Viewing Instructions: Strictly By Appointment Only

General Description

Very well-presented and enviably located 3 bedroom 'Ascot' style detached family home with additional plot of adjacent land Edwards and Co are delighted to offer for sale this fabulous property in Tongwynlais. The property benefits from having an 'extended' kitchen/dining room together with sizeable principal reception and 3 excellent size bedrooms; bedroom 1 with en-suite shower room/wc. Must be viewed.



Driveway

Tarmacadam driveway parking with drop kerb crossover.



Front Garden

Laid predominantly to lawn with planted borders.



Garage/Storage Room

Reduced size garage/store with up and over garage door.



Covered Porch

Covered storm porch and access to entrance hallway.



Entrance Hallway

Bright and welcoming hallway, carpeted stairs to first floor, doors to cloaks/wc and principal reception room.



Ground Floor WC

Convenient ground floor facility with w/c and wash hand basin.



Principal Reception Room

This room features a spacious layout with plenty of natural light streaming in from large windows. The walls are painted in a soft, neutral colour, contributing to a welcoming atmosphere. The flooring is finished with a light wood effect, offering a warm and modern aesthetic. Chilli Penguin Log Burner. The room is designed to accommodate various activities, making it a versatile area within the property. Door to rear to kitchen/dining room.



Kitchen/Dining Room

Large open-plan kitchen and dining room described as follows:



Kitchen

The spacious kitchen features a clean and modern design with an efficient layout. The room has a mixture of cabinetry and appliances, contributing to a functional workspace. There are ample countertop surfaces for meal preparation. The flooring is finished in a light wood effect, enhancing the overall brightness of the space. Natural light is provided through a window, creating an inviting atmosphere. Open plan to dining area.



Dining Area

This bright and airy dining/family area, extended into the rear of the original garage, features a large skylight, allowing ample natural light to fill the space. The walls are painted in a clean, neutral colour, enhancing the sense of openness. The flooring is a warm wood finish, contributing to a welcoming atmosphere.



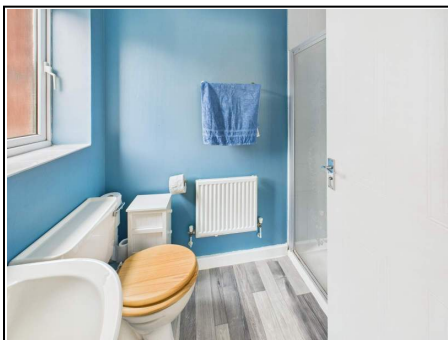
First Floor Landing

Carpeted landing area with doors off to all bedroom and family bathroom.



Bedroom 1 with En Suite Shower Room

This well-proportioned double bedroom features neutral carpeting and a striking feature wall in a deep teal colour, creating a sense of depth and warmth. Natural light floods the room through large windows, offering pleasant views of the surrounding area. The space is designed to maximize functionality while providing a comfortable atmosphere. door off to en-suite.



En Suite to Bedroom 1

The shower room features a modern design with a fresh blue wall finish that creates a vibrant and welcoming atmosphere. The room is well-lit, benefiting from natural light entering through a window. The flooring consists of grey laminate, offering a sleek and contemporary look. The layout is functional, providing ample space for movement within the room. Additionally, there is a shower area that contributes to the overall practicality of the space.



Bedroom 2

Bedroom 2 is another spacious double bedroom that features a vibrant pink accent wall that adds a contemporary touch. The large windows allow ample natural light, creating a bright and inviting atmosphere. The flooring is finished with soft carpeting, enhancing the comfort of the space. A well-defined area is available for various uses, providing flexibility for different layouts and arrangements.



Bedroom 3

Bedroom 3 is a sizeable single bedroom that features a calming light blue painted wall, creating a serene atmosphere. The space is well-lit by natural light coming through the window, which is adorned with striped curtains. The room includes decorative wall elements that add character, with patterns reflecting a playful theme. The flooring is covered with a welcoming texture, enhancing the comfort of the space.



Family Bathroom

The bathroom features a modern design with a pleasant colour scheme. The space includes a combination of functional areas, allowing for both bathing and showering options. Natural light is provided through a window, enhancing the overall ambiance. The walls are characterised by an elegant marble effect, contributing to a sophisticated aesthetic. The flooring offers a stylish pattern, complementing the overall look of the room.



Rear Garden

A private and enclosed rear garden laid to lawn and planted borders with well-defined boundaries and 2 patio/paved terraces. Gate to side access.



Patio Terrace

Paved outside seating/entertaining area with access from the dining area.



Paved Terrace

Raised paved terrace providing additional seating/bbq area.



Plot Details

Additional and quite sizeable, triangular shaped plot adjacent to property. Presently covered with mature trees and bushes, the plot could be used for a variety of uses subject to necessary permissions or simply fenced off, cleared and used as an additional outdoor recreation space.

Agents Opinion

This truly is a very well-presented and spacious family-sized home, located in a modern cul-de-sac of similar dwellings and only a short walk from the Village centre with its shops, school and public house, and in the very 'shadow' of Castell Coch itself. With its convenient road and cycle links to Cardiff, the M4 and A470, this property must not be missed.

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

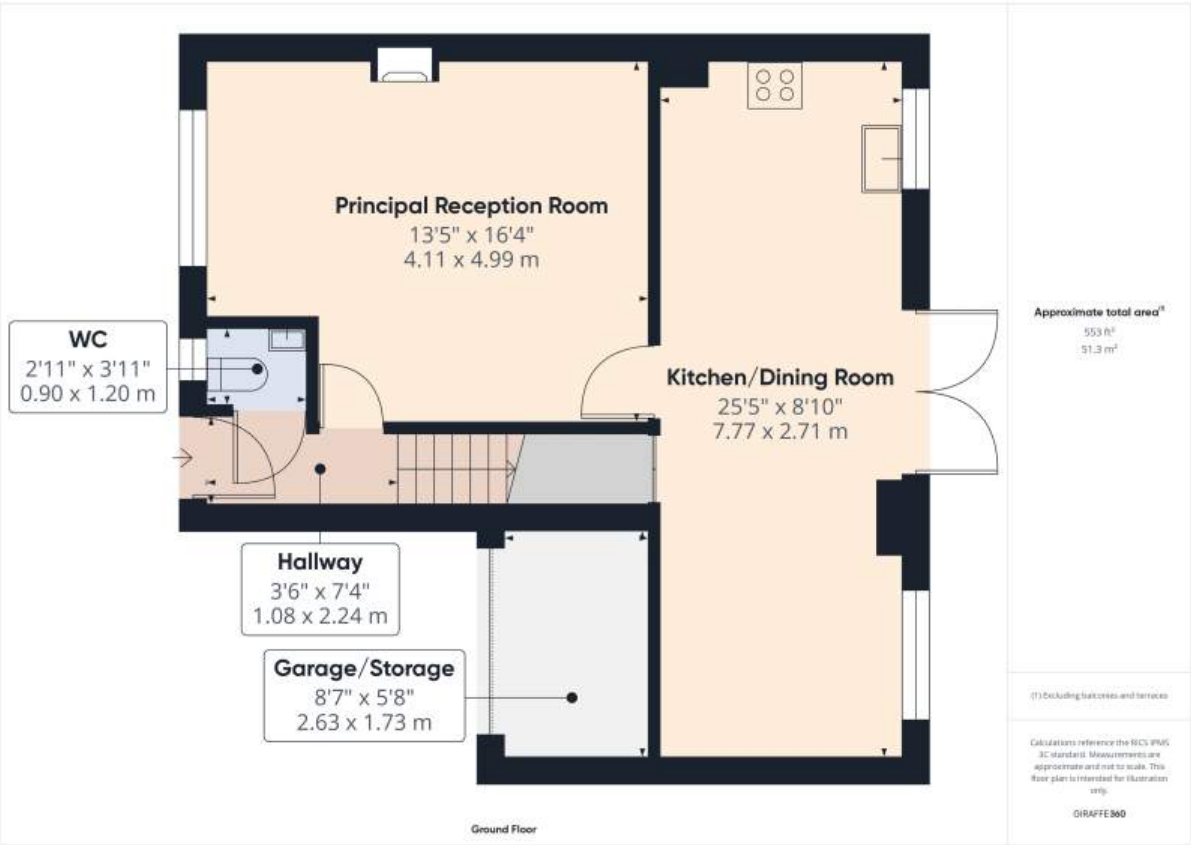
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





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.