



Edwards & Co
property sales & lettings

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**Lon-y-deri
Cardiff
CF14**

Guide Price £625,000



- Enviably located and extremely spacious 4 bed family home
- Modern open-plan living/kitchen/dining room
- Additional front reception room
- Loft conversion bedroom 1 with en-suite w/c
- 3 further excellent size bedrooms
- Family bathroom + ground floor utility w/c
- Southerly facing rear garden with garden pod/home office
- Beautifully presented and well-maintained throughout
- First class school catchments
- MUST BE VIEWED

Ref: PRA53618

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented and extended 4 bedroom family home in the very heart of Rhiwbina Edwards and Co are delighted to offer for sale this spectacular semi-detached property overlooking the central green of Lon y Deri. The property offers stylish and spacious accommodation and lovely gardens. Not to be missed.



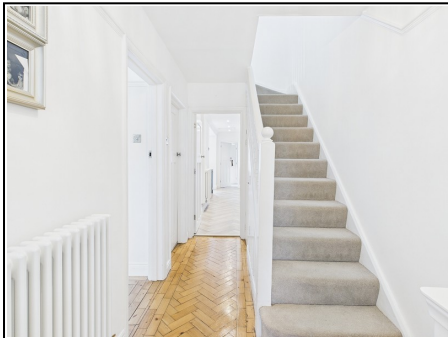
Front Garden & Entrance

Block paved pathway to front porch, lawn, selection of maturing trees and shrubs.



Entrance Porch

Parquet floor, double glazed leaded glazed windows to front, composite part glazed front door, glazed door to entrance hallway.



Entrance Hallway

Original parquet wood block floor, picture rails, radiator, staircase to first floor, door to principal reception room.



Front Reception Room

Parquet floor, double glazed leaded glass bay window overlooking green to front, log burning stove, radiator, picture rails, coving, under stairs storage, door to family room/dining room.



Kitchen

Laminate flooring, range of wall and base units in navy and grey, rose gold handles, cooling wine fridge, 5 ring gas hob and 2 double ovens, quartz worktops with inset double sink and Cooker hot tap, Peninsular with pendant lights over, open plan to:



Family room/dining room

Bright and spacious open-plan central hub of the home described as follows:



Dining Area

Wood panelling to walls, double glazed window to side, wood burning stove with marble hearth, radiator, 2 large Velux windows, 2 double glazed windows to side, laminate floor in Herring bone pattern, bi folding doors to rear garden.



Family Room

The bright modern decor continues through from the dining area, window to side, open fireplace with log burner, door to hallway.



Utility Room/WC

Space for washing machine and dryer, additional storage cupboards, laminate floor, door to Ground Floor WC - ceiling spotlights, wall mounted radiator, storage cupboard, wash hand basin, wc, double glazed window in obscure glass to rear.



Ground Floor WC

As previously described.



First Floor Landing

Light, bright decor with carpeted staircase from ground floor. Doors to bedrooms 2, 3 and 4 plus family bathroom. Staircase to second floor bedroom 1.



Bedroom 2

Double glazed window with leaded glazing to front bay and over looking the green, radiator.



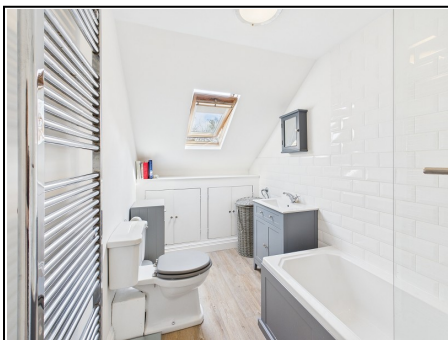
Bedroom 3

Double glazed window to rear, built in wardrobes, radiator.



Bedroom 4

Leaded double glazed windows over looking front, radiator.



Family Bathroom

Velux window, storage cupboards to eaves, white gloss brick effect tiled walls, laminate flooring, bath with shower over and glazed screen, wash hand basin inset storage beneath, wc set into grey panelling.



Staircase to Second Floor

Carpeted stairs, Velux window.



Bedroom 1

Radiator, eaves storage, built in wardrobes, 2 windows over looking rear garden.



En Suite WC

WC, wash hand basin, ceiling spot lights, window to rear



Rear Garden

Laid to lawn, blocked paved pathways, patio, large storage shed, timber framed office/summerhouse with power, light and Internet connection, radiator, double glazed window, ceiling spotlights, additional seating area to rear garden.



Garden Building

Cedar clad bespoke home office/garden studio with sliding patio doors to garden. Power and light, laminate flooring, spotlights.

Services

Mains electricity, mains water, mains gas, mains drainage

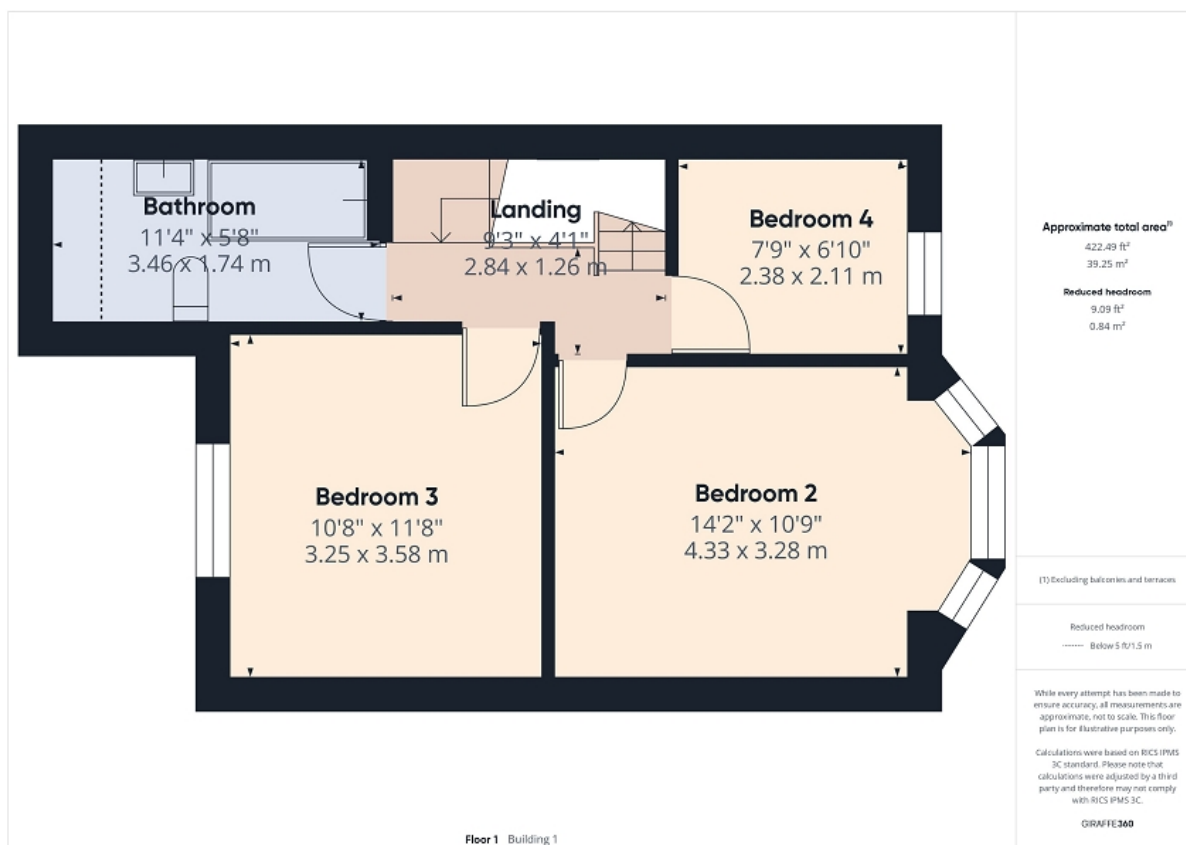
EPC Rating:69

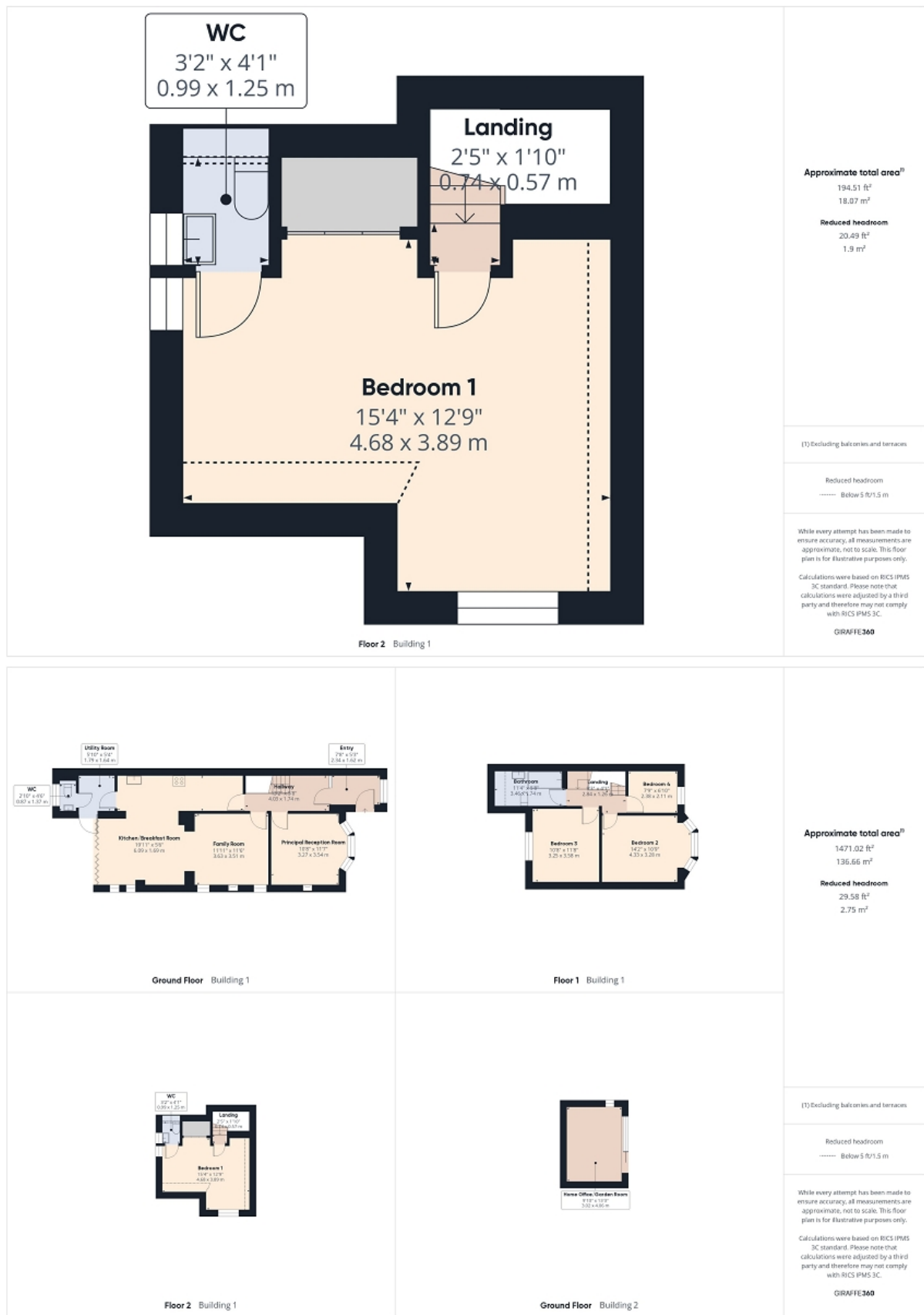
Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified





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+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.