



Edwards & Co
property sales & lettings

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**Deepdene Close
Cardiff
CF5**

Guide price £300,000



- Enviably located 3 bedroom link-detached family home
- Stylish and open-plan kitchen and dining room
- Excellent size principal reception room
- 2 well-proportioned double bedrooms
- 1 sizeable single bedroom
- Modern family bathroom
- Block paved driveway parking and garage
- Front and rear gardens
- Very-well presented throughout
- NOT TO BE MISSED

Ref: PRA53741

Viewing Instructions: Strictly By Appointment Only



General Description

Modern and very well-presented 3 bedroom link-detached family home in St. Fagans Edwards and Co are delighted to offer for sale this stylish and well-proportioned home in this very popular cul-de-sac. The property offers spacious 2 storey accommodation together with ample parking, garage and front and rear gardens. Must be viewed to be fully appreciated.



Driveway & Front Entrance

Ample block paved parking area leading to attached garage and adjacent lawn area.



Front Garden

Well kept deep lawn with mature tree and slate chipping border.



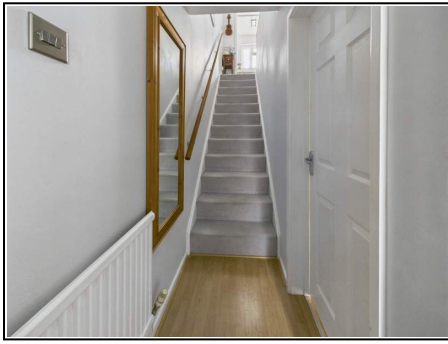
Garage

Single attached garage with electric roller shutter door and rear access door. Power and light.



Storm Porch

Covered storm porch with contemporary composite entrance door.



Entrance Hallway

Brightly decorated entrance hallway with laminate flooring and carpeted stairs leading to first floor. Access door to principal reception room.



Principal Reception Room

This inviting living room features a well-laid-out design, showcasing an appealing colour palette. Natural light filters through the windows, enhancing the warm atmosphere of the space. The room is designed to provide a comfortable environment, suitable for relaxation and social gatherings. The flooring is finished in a light wood laminate, contributing to a modern aesthetic.



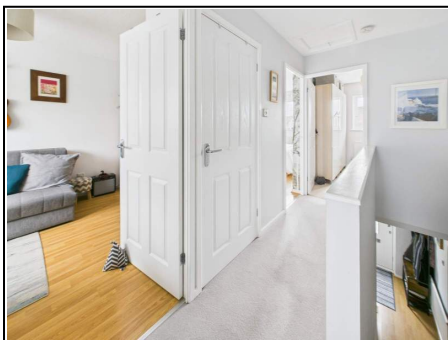
Kitchen

A bright modern kitchen that features a sleek layout with an abundance of storage space. The cabinetry showcases a glossy white finish, enhancing the light and airy atmosphere of the room. The flooring consists of stylish, contemporary Amtico flooring in a neutral tone, providing a warm contrast to the cabinetry. Natural light floods the space through a window with blinds, contributing to a bright and inviting environment. Open-plan to dining area.



Dining Area

Open-plan to kitchen this dining area is characterised by its bright and airy atmosphere, thanks to large French doors that allow plenty of natural light to fill the space and open to rear garden. The room features a neutral colour palette, enhancing the sense of openness. The flooring is a modern, light-toned material that adds to the room's contemporary feel. Access door to under stairs storage.



First Floor Landing

A brightly decorated landing area providing access to all bedrooms and family bathroom. Loft access hatch.



Bedroom 1

This bright and inviting double bedroom features ample natural light, enhancing the sense of space. The neutral decor creates a calming atmosphere, while the wooden laminate flooring adds warmth to the overall aesthetic. The room offers generous dimensions with additional built in wardrobes, making it ideal for relaxation and rest. Additionally, the large windows provide pleasant views and contribute to the airy feel of the space.



Bedroom 2

Bedroom 2 is another double-sized bedroom that offers a bright and inviting space, featuring windows that allow for ample natural light overlooking the rear garden. The walls are finished in a light colour, enhancing the sense of openness. The floor is wood laminate, providing durability underfoot. Overall, this room presents a versatile option within the property.



Bedroom 3

Bedroom 3 is a very good size single bedroom that offers a bright and inviting atmosphere with a neutral colour scheme. The layout maximises space, creating a functional area that is versatile for various uses. Natural light is enhanced by the thoughtfully placed windows overlooking that front aspect, contributing to a warm and welcoming environment. The flooring is a carpeted, providing a contemporary feel and complementing the overall decor.



Family Bathroom

This modern and stylish bathroom features a clean and bright aesthetic, characterised by white tiled walls that create an open feel. The layout is designed for functionality and convenience, with a well-proportioned space that includes both a bath with shower over and glazed shower screen. Natural light floods the room through a window, enhancing the overall ambiance. The flooring is finished in light tones, contributing to a cohesive and fresh appearance.



Rear Garden

This outdoor space features a well-maintained garden area with a neatly landscaped lawn, bordered by low walls. The area is enclosed by wooden fencing, providing privacy and a tranquil environment. There are various plants and shrubs strategically placed throughout, enhancing the natural aesthetic. The hardscape consists of paved sections, allowing for easy access and movement within the space. Overall, this garden offers a pleasant setting for outdoor activities and relaxation.



Rear

Rear door to garage and garden shed to remain. Side access with high gate to front of property.

Agents Opinion

This really is a very well-presented and spacious family sized home in a very pleasant location. The property offers well-proportioned and modern 2 storey accommodation together with ample parking, garage and front and rear gardens. NOT TO 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

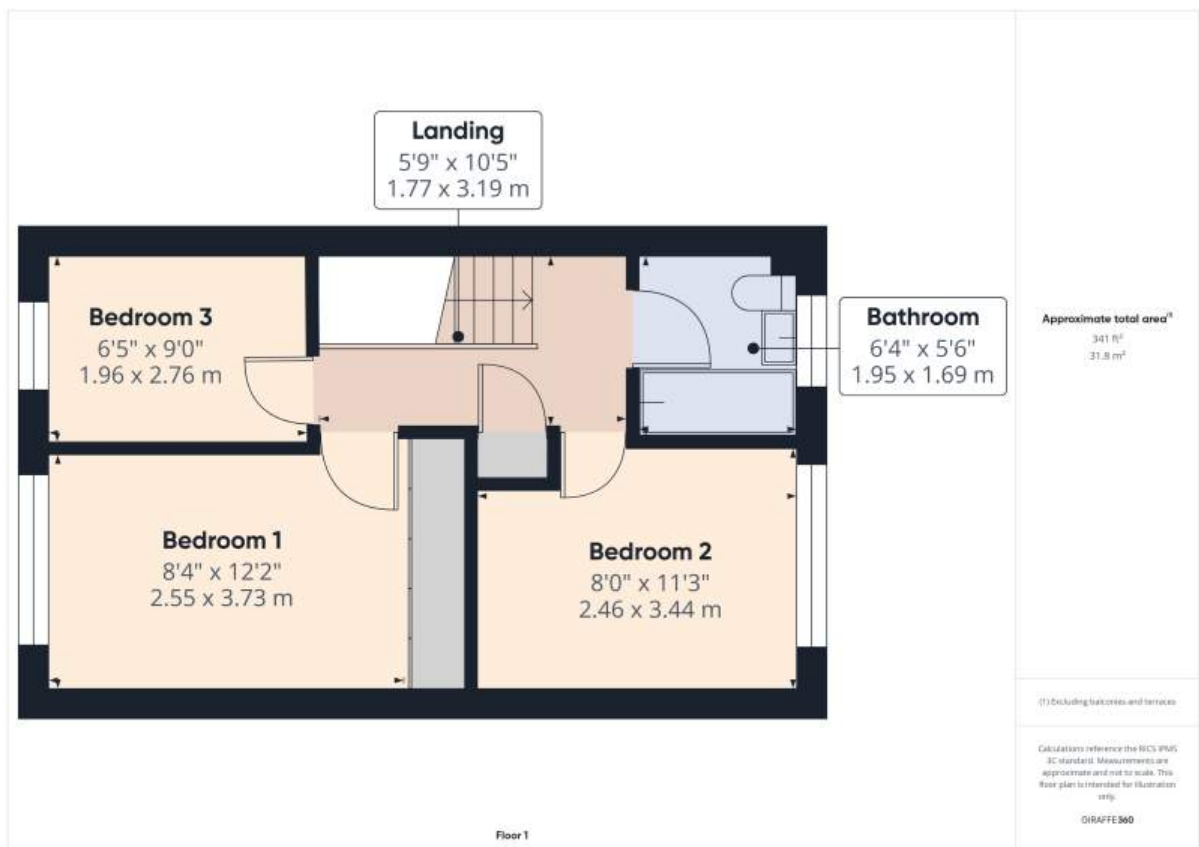
Mains Electric, Mains Drainage, Mains Water, Mains Gas

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.