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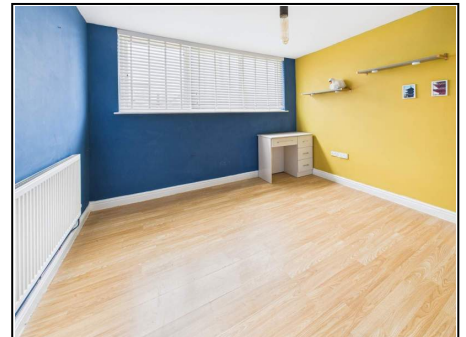
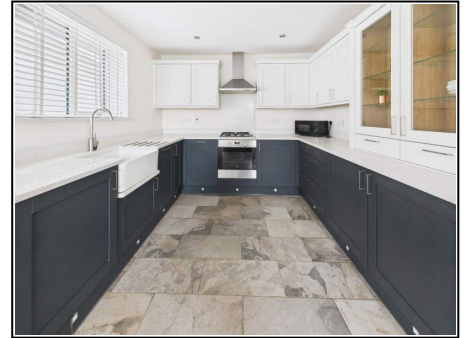
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**Dan-Y-Graig
Pantmawr
Cardiff
CF14**

Offers in excess of £480,000



- Fabulous 4 double bed detached family-sized home in Pantmawr
- Superb open plan kitchen, dining and living area
- Modern fully fitted kitchen
- Living and dining area with rear garden views
- Four excellent size bedrooms
- Stylish bathroom with walk in shower and bath unit
- Large private and enclosed rear garden
- Driveway parking with detached garage
- First class school catchment area
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53135

Viewing Instructions: Strictly By Appointment Only

General Description

Superb and spacious four double bed detached family home in Pantmawr Edwards & Co are delighted to offer for sale this spacious and beautifully presented property in this sought after area of Rhiwbina. This property boasts generous living accommodation, four good size bedrooms, a modern open plan kitchen, living and dining area with a large garden and driveway parking. MUST BE VIEWED.



Driveway & Front Entrance

Ample hard-stand driveway leading to detached garage with paved walkway to front door, mature shrubs and bushes to surround, side access to rear garden, brick dwarf wall boundary.



Entrance Hallway

Bright and inviting entrance hallway with wood block flooring, coving PVC front door with glass panes, doors to all rooms, storage cupboard housing boiler, central heating thermostat , radiator, light fixtures.



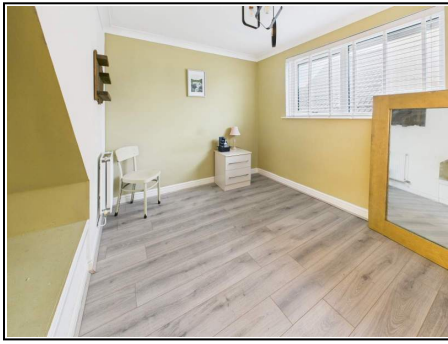
Bathroom

Modern and stylish ground floor bathroom with tiled flooring, tiled decorative walls, PVC obscure glass window to front, PVC obscure glass window to side, walk in shower, concealed wash hand basin with storage cupboard, WC, bath unit, ladder style radiator, wall light fixture.



Ground Floor Bed 1

An excellent size double bedroom with wood effect flooring, PVC glass window to front aspect, radiator, single light pendant.



Ground Floor Bed 2

Bedroom 2 is another excellent size double bedroom with wood effect flooring, PVC glass window to side aspect, storage cupboard, radiator, single light pendant.



Kitchen/Dining Area/Sitting Area

A superbly spacious and modern central family hub to the home. Description as follows:



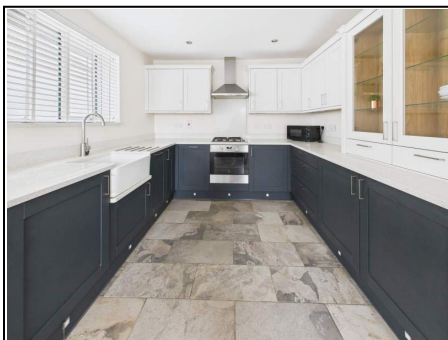
Living Area

Spacious principal reception room opening to dining area and kitchen with tiled flooring, PVC window to rear aspect, feature fireplace with wooden mantle, radiator, wall light fixtures, single light pendant.



Dining Area

A very well-proportioned dining area opening to kitchen and living area with tiled flooring, PVC glass door to rear garden, PVC glass window to rear aspect, fire alarm, radiator, single light pendant.



Kitchen

A very modern and brightly decorated fully fitted kitchen with tiled flooring, tiled walls, PVC glass window to side aspect, a range of base and wall mounted cabinets with contrasting square edge countertops, inset Belfast-style sink with mixer tap and drainage, integrated washing machine integrated fridge/ freezer, inset electric oven with four ring gas hob and extractor fan, spotlights.



First Floor Landing

Carpet, doors to all rooms, fire alarm, spotlights, and single light pendant



First Floor Bed 1

A spacious double bedroom with carpeted flooring, Velux windows, storage cupboard, radiator, spotlights.



First Floor Bed 2

Another excellent size first floor double bedroom with carpeted flooring, Velux windows, storage cupboard, radiator, spotlights.



Rear Garden 1

Patio sitting area, lawn area with low wooden fence boundary to surround, mature shrubs and bushes to surround, fence boundary.



Rear Garden 2

Second angle as described previously.



Garage

Detached block and render garage with pitched roof and electric up and over door.

Agents Opinion

This truly is a very modern and spacious detached family-sized home that offers exceptional value for money in one of Cardiff's most desirable locations. The property offers 4 double bedrooms, stylish bathroom and fabulous open-plan kitchen/living/dining areas. This property has to be viewed internally to be fully appreciated.

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 electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



Ground Floor Building 1

Approximate total area⁽¹⁾

840.17 ft²
78.05 m²

Reduced headroom

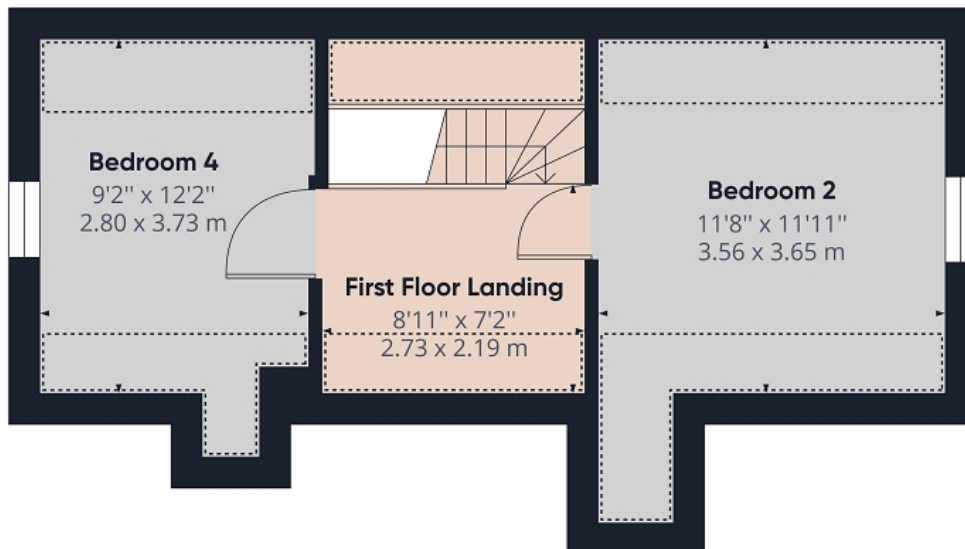
9.16 ft²
0.85 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1 Building 1

Approximate total area⁽¹⁾

354.19 ft²
32.91 m²

Reduced headroom

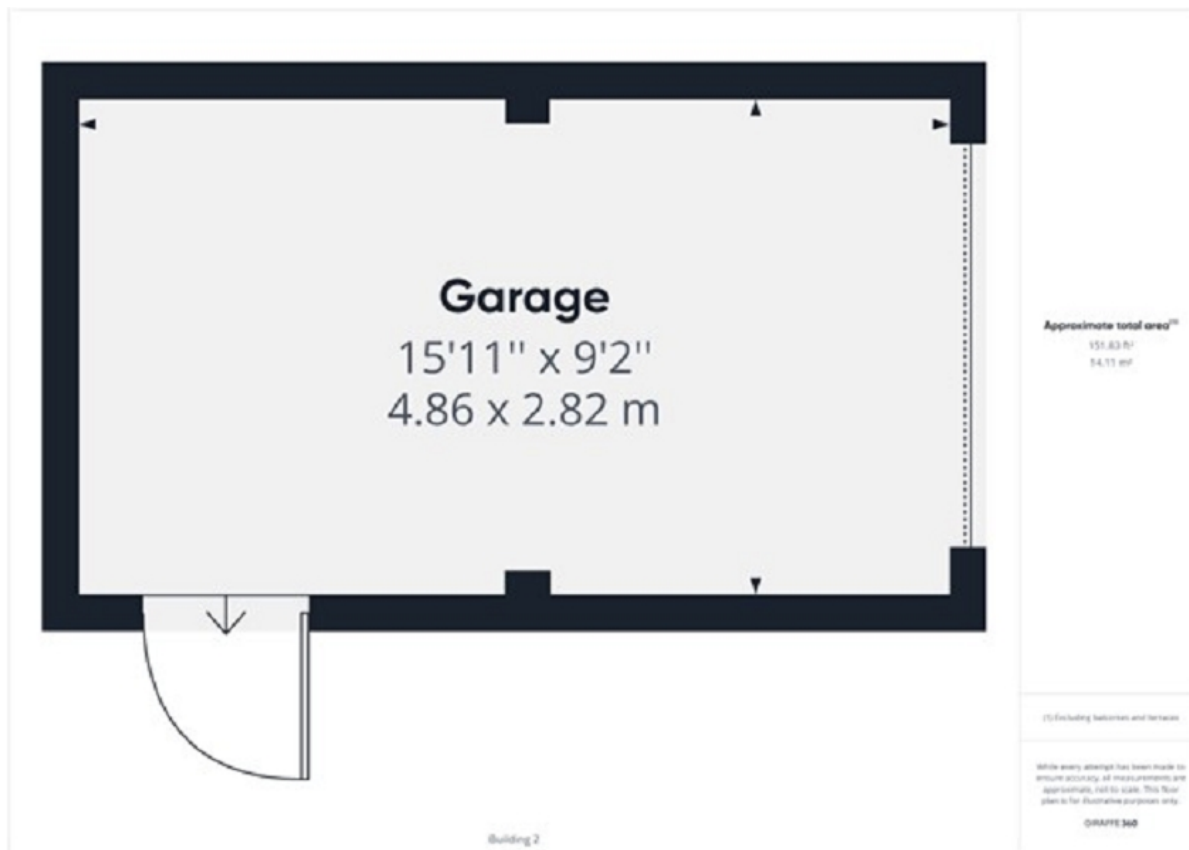
147.06 ft²
13.66 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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.