



Edwards & Co
property sales & lettings

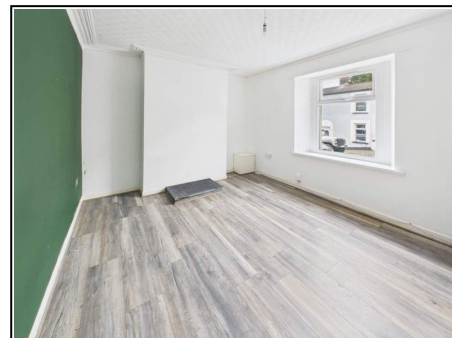
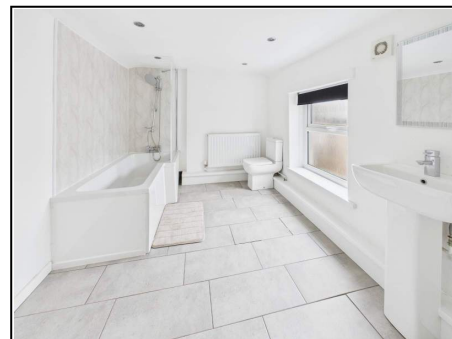
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

St Woolos Road
Baneswell
Newport
Gwent
NP20

Guide Price £195,000



- Spacious and stylish 3 bedroom family sized home
- Recently re-furbished to a very high standard throughout
- 3 sizeable bedrooms and 2 reception rooms
- Stylish and spacious kitchen + separate utility room
- Modern decor and fitting throughout
- New roof, re-wired, re-plumbed in last 3 years
- Enclosed rear garden and patio area
- Located within a short walk of city centre
- Excellent local amenities and M4 commuter links
- NOT TO BE MISSED

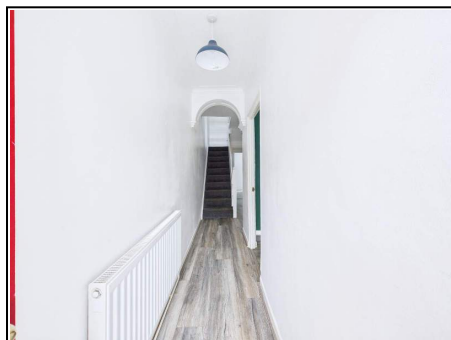


Ref: PRA53728

Viewing Instructions: Strictly By Appointment Only

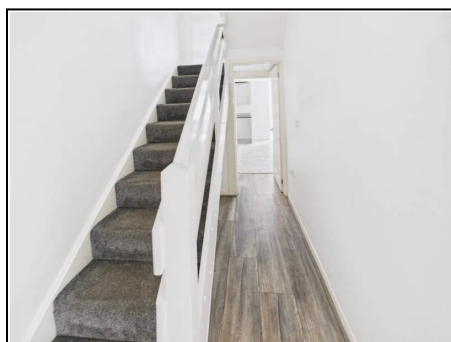
General Description

RECENTLY FULLY RE-FURBISHED AND VERY SPACIOUS 3 BEDROOM + 2 RECEPTION ROOM FAMILY SIZED HOME IN BANESWELL Edwards and Co Cardiff are delighted to offer for sale this beautifully presented and modernised family sized home. The property has undergone a very recent re-furbishment including a new roof, re-wire, re-plumb, boiler, kitchen and bathroom. Enviably located close to City centre and all local amenities and M4 links. MUST BE VIEWED.



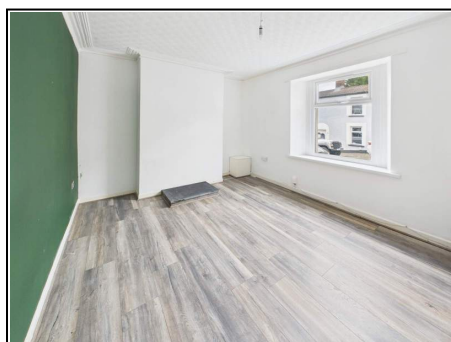
Entrance

Pedestrian access to composite glazed front door, giving access to entrance hallway.



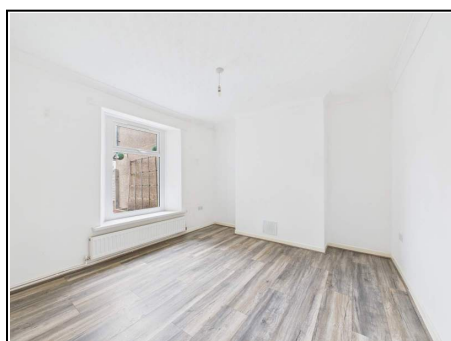
Entrance Hallway

Papered and painted ceiling, 2 single light pendants, feature coving, decorative archway to staircase, painted walls, central heating controls, electric consumer box and meter, radiator, laminate floor, staircase to first floor, under stairs storage area, panelled doors to front and rear reception rooms.



Front Reception Room (11' 2" Max x 14' 3" Max) or (3.41m Max x 4.35m Max)

Papered ceiling, single light pendant, feature coving, painted walls, uPVC double glazed window to front, radiator, laminate floor, cupboard housing gas meter, paved hearth.



Rear Reception Room (11' 3" Max x 11' 8" Max) or (3.44m Max x 3.55m Max)

Papered ceiling, single light pendant, coving, painted walls, uPVC double glazed window to rear, radiator, laminate floor.



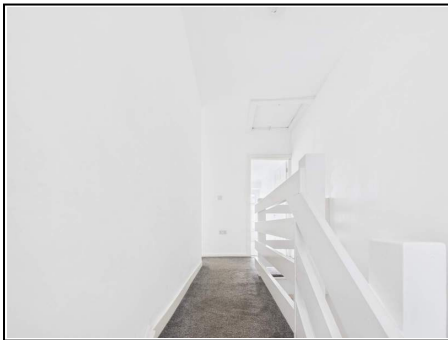
Kitchen/breakfast room (10' 2" x 8' 4") or (3.10m x 2.55m)

Painted ceiling, smoke alarm, chrome down lighters, painted walls, uPVC double glazed window to rear, extractor fan, range of wall, base and drawer units in grey with chrome T-bar handles, roll top work surfaces, tiled up stands, inset stainless steel sink with chrome mixer tap, built in Lamona electric hob with electric oven beneath and stainless steel extractor above, space for washing machine and other white goods, ceramic tiled floor, radiator, opening to utility room.



Utility Room (5' 6" x 8' 10") or (1.68m x 2.68m)

Painted ceiling, chrome down lighters, painted walls, uPVC double glazed window to rear, uPVC double glazed back door, painted walls, radiator, Potterton combi central heating boiler, wall mounted cabinet with T-bar handles, work top beneath, ceramic tiled floor.



First Floor Landing

Painted ceiling, single light pendant, loft access, smoke detector, painted walls, panelled doors to all first floor rooms.



Bedroom 1 (11' 5.79" Max x 11' 8.55" Max) or (3.50m Max x 3.57m Max)

Painted ceiling, single light pendant, uPVC double glazed window to rear, painted walls, radiator, carpet.



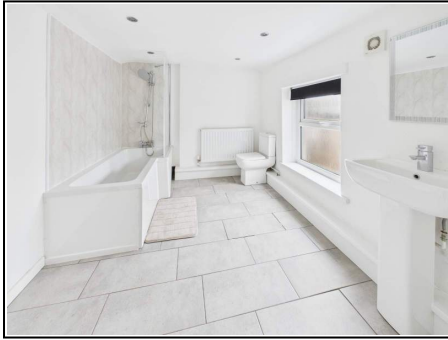
Bedroom 2 (11' 3.43" Max x 10' 5.2" Max) or (3.44m Max x 3.18m Max)

Painted ceiling, single light pendant, painted walls, uPVC double glazed window to front, radiator, carpet.



Bedroom 3 (11' 4" x 6' 9") or (3.45m x 2.06m)

Painted ceiling, single light pendant, coving, painted walls, uPVC double glazed window to front, radiator, carpet.



Family Bathroom (10' 2" x 8' 3") or (3.09m x 2.51m)

Painted ceiling, chrome down lighters, painted walls, uPVC double glazed window in obscure glass to rear, extractor fan, three piece white suite comprising P-shaped bath with chrome mixer tap and shower attachment and marble effect cladding to walls, low level wc, pedestal wash hand basin with chrome mixer tap, radiator, ceramic tiled floor.



Rear Garden

Paved patio, wooden fence panels, raised borders with climbing plants, steps up to paved pathway, lawn, outside cold water tap.

Agents Opinion

This truly is a fabulous example of a traditional and very spacious City centre home that benefits from having a very recent 'back to brick' renovation with over £40,000 having been spent by the current owners. The property offers enviably sized accommodation over 2 floors together with private and enclosed rear garden and patio terrace. NOT TO BE MISSED.

Edwards and Co Directors have an interest in this property.

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 drainage, mains water, mains gas.

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.