



Edwards & Co
property sales & lettings

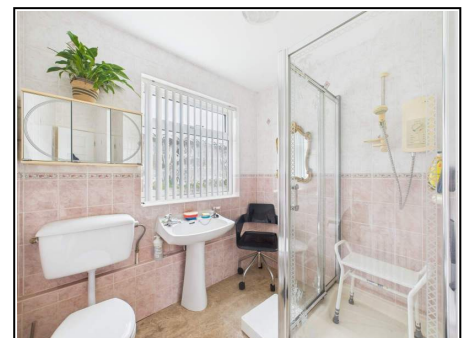
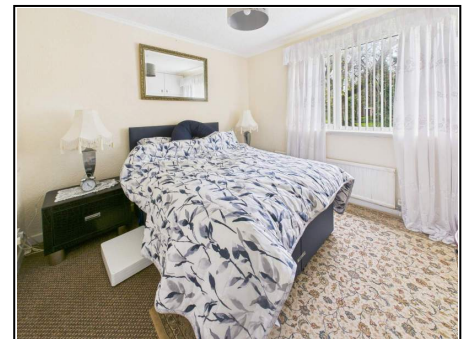
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Bishops Close
Whitchurch
Cardiff
CF14

£100



- Spacious 3 double bed ground floor maisonette
- Generously proportioned principal reception room
- Modern and well-proportioned kitchen/dining room
- Excellent size shower room/wc
- Well presented and maintained throughout
- Driveway parking and garage
- Lawn area to front of property
- Ideally located for all local amenities
- First class Welsh and English school catchments
- Ideal first time buy or down-sizer



Ref: PRA53748

Viewing Instructions: Strictly By Appointment Only

General Description

Enviably located and very spacious 3 double bedroom ground floor maisonette in Whitchurch Village Edwards and Co are delighted to offer for sale this very well presented property located within a easy access of both Whitchurch and Llandaff North Village centres and many of the areas most popular schools. The property simply has to be viewed to be fully appreciated.



Front Garden & Entrance

Excellent size front lawn with pathway to front entrance and adjacent to driveway and garage.



Entrance to property

PVC French-style entrance door leading into entrance porch.



Entrance Porch

Internal and secure entrance/cloaks lobby leading to entrance hallway.



Entrance Hallway

Brightly decorated and spacious entrance hall accessing all internal rooms.



Kitchen/Dining Room

The kitchen/dining room features a bright and spacious layout, enhanced by ample natural light from large windows. The flooring consists of a distinctive tile design, which adds character to the area. The walls are finished in a light tone, contributing to an open and airy ambiance.



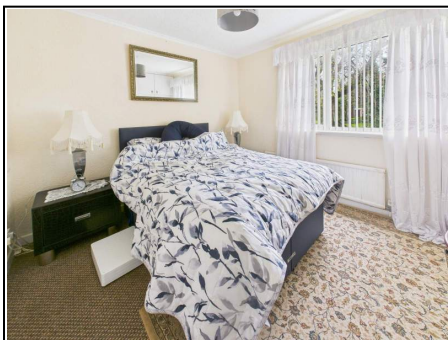
Principal Reception Room

This excellent size main reception room offers a spacious and inviting atmosphere, characterised by abundant natural light filtering through large windows. The decor features soft, neutral tones that create a warm and welcoming environment. The flooring is carpeted, enhancing comfort and warmth underfoot.



Bedroom 1

The generously proportioned main double bedroom features a spacious layout with a neutral wall colour and a soft carpeting. Natural light filters through the window, enhanced by vertical blinds, creating a bright atmosphere.



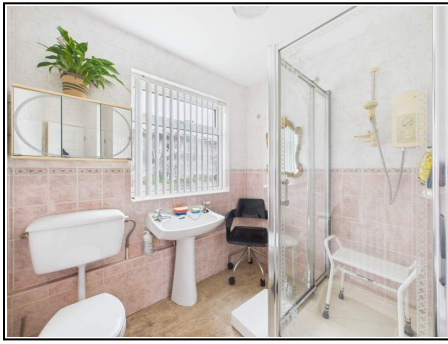
Bedroom 2

This well-proportioned double bedroom features a neutral colour scheme and is filled with natural light from large windows. The space benefits from a pleasant view of the surrounding greenery, enhancing the room's inviting atmosphere. The flooring is adorned with decorative carpeting, contributing to the overall warmth of the space.



Bedroom 3

Even bedroom 3 will accommodate a double bed if so desired. Brightly decorated with a feature papered wall and large window. Alternatively the room would make an ideal study/home office.



Shower Room/Wc

This shower room features a light and airy layout with natural light streaming in through a window, enhancing the spacious feel. The walls are adorned with a tasteful pink tiling, providing a warm ambiance. The flooring is practical and easy to maintain. The room is designed for convenience, with an accessible shower area and ample surface space for everyday essentials.



Driveway and garage

Hardstand driveway parking area leading to single garage with up and over garage door.

Lease/Charges

We are awaiting confirmation of lease length and any service charges from the vendor.

Agents Opinion

With almost 800 square feet of ground floor accommodation plus the garage, this truly is a spacious and very well located property. The apartment will appeal to both those looking to down size and those looking for a sizeable family home that is within easy reach of Whitchurch Village, schools and all the wonderful amenities it has to offer. 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 Leasehold

Council Tax


Band D



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		
(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.