

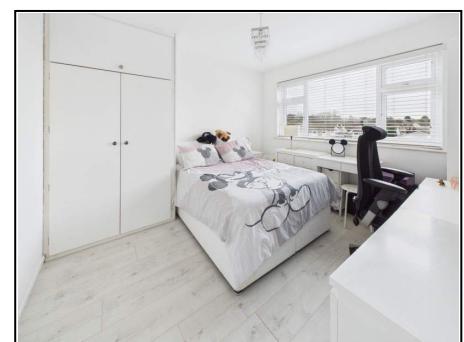


Pen-y-Graig  
Cardiff  
Cardiff  
CF14

Guide Price £355,000



- Beautifully presented 3 bedroom family sized home
- Fully refurbished throughout
- Spacious principal reception room
- Open plan fully fitted kitchen to dining area
- 2 excellent size double bedrooms with wardrobes
- Sizeable single bedroom
- Modern first floor bathroom
- Private and enclosed rear garden + front garden
- Garage in block to front of property
- IDEAL FIRST TIME BUY OR DOWN-SIZER



Ref: PRA53795

Viewing Instructions: Strictly By Appointment Only

## General Description

\*Fully re-furbished and beautifully presented 3 bedroom 'stepped terrace' family sized home in Rhiwbinia\* Edwards and Co are delighted to offer for sale this fabulous and spacious property on Pen y Graig. The property has been comprehensively modernised throughout, including new kitchen, bathroom, re-plastering, re-wire, new boiler and plumbing/radiators, new roof and new windows, and offers sizeable 2 storey accommodation together with generously proportioned front and rear gardens and garage. NOT TO BE MISSED.

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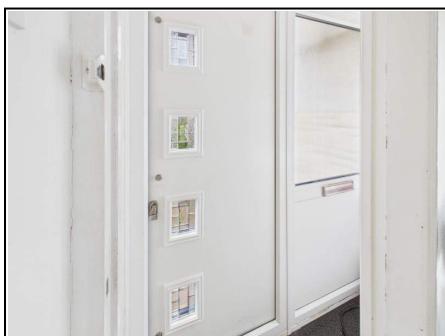
### Front Garden & Entrance

Deep fronted lawned garden with steps and pathway leading to front entrance.



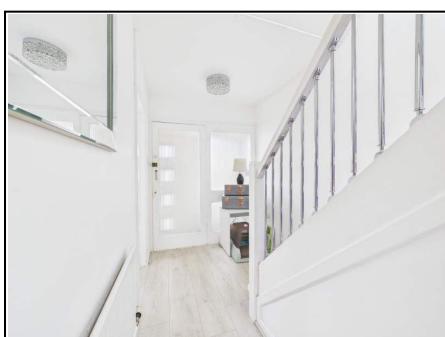
### Storm Porch

Covered 'cantilever' porch and brightly coloured composite entrance door. Outside light.



### Entrance Porch

Entrance porch with additional door to entrance hallway.



### Entrance Hallway

Bright and inviting entrance hallway with stairs leading to first floor with stainless steel spindles and handrail. Laminate flooring. Doors to principal reception room and kitchen. Under stairs storage with gas meter.

## Principal Reception Room

This bright and spacious living room benefits from large windows that allow ample natural light to fill the space. The walls are painted in a neutral tone, creating a clean and airy atmosphere. The flooring is light-coloured, contributing to the overall sense of openness. The room features a contemporary aesthetic with a well-defined layout, perfect for relaxation and socialising. Recessed, professionally installed coal contemporary gas fire to chimney breast.

## Kitchen/Dining Area

This room features an open-plan layout that seamlessly integrates the kitchen and living area, providing a spacious and bright atmosphere. Large windows allow for ample natural light, creating a warm and inviting environment. The flooring is designed to enhance the modern aesthetic of the space. Double doors lead out to an outdoor area, offering the possibility for seamless indoor-outdoor living. The room's neutral colour palette contributes to a contemporary feel, making it versatile for various decor styles.

## Dining Area

As described.

## Kitchen

The contemporary kitchen offers a bright and spacious environment, characterised by an abundance of natural light from multiple windows. The layout is open, promoting efficient workflow. The room features ample counter space, facilitating preparation and cooking activities. A defined area is present for appliances, ensuring a streamlined appearance. Access to the garden is available through a door, enhancing both functionality and indoor-outdoor living. The flooring is light in colour, contributing to the airy feel of the space.

## First Floor Landing

Brightly decorated first floor landing with access doors to all bedrooms and bathroom. Airing cupboard with combi boiler and window to side aspect.



## Bedroom 1

This well-lit double bedroom features large windows that allow for ample natural light, creating a bright and inviting atmosphere. The room has a light, modern aesthetic with a neutral colour palette. The flooring is light in tone, contributing to the overall spacious feel of the space. Storage solutions are incorporated to optimise space and enhance functionality.



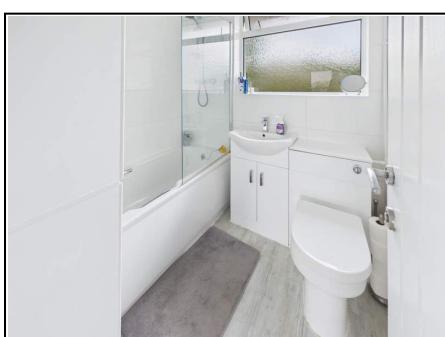
## Bedroom 2

Bedroom 2 is another spacious double bedroom that offers a bright and airy atmosphere due to its large window, which allows ample natural light to flood the room. The flooring is finished in a light, modern style, creating a clean and fresh aesthetic. The neutral colour scheme and wall mounted air conditioning unit contributes to a calming environment, making it a perfect retreat for relaxation.



## Bedroom 3

Bedroom 3 is a sizeable single bedroom that features a bright and airy ambience, accentuated by large windows that allow for ample natural light. The walls are painted in a light colour, contributing to a spacious feel. The flooring is contemporary and enhances the overall modern aesthetic of the space.



## Bathroom

This modern bathroom features a clean, contemporary design characterised by a neutral colour scheme. The space is well-lit, thanks to a large window that allows natural light to fill the room. It includes a combination of a bath and shower within a glass enclosure, providing versatility for bathing options. The flooring comprises natural-looking materials, contributing to the overall airy ambience. Towel rail radiator.



## Rear Garden

An excellent size and very private and enclosed rear garden with well-defined boundaries and mature planted borders. There is a large area of artificial turf and garden shed. To the rear is a metal gate that leads to a pedestrian walkway providing access to the rear of the adjacent gardens only.



## Patio/terrace

Private outdoor seating/entertaining area looking up towards the rear garden. French doors open out from the dining area.



## Garage

Single garage with up and over garage door on the end of a block towards the front of the property.

## Agents Opinion

This really is a fabulous and comprehensively refurbished 'stepped terrace' property in an enviable location in Rhiwbina. The property benefits from fabulous gardens and has the added bonus of the nearby garage. You are within a short distance of both Rhiwbina and Llanishen Fach shopping centres and in the catchment area for some of Cardiff's best performing Welsh and English schools. A property of this style and price will undoubtedly attract a lot of interest and therefore early viewings are strongly recommended.

## 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

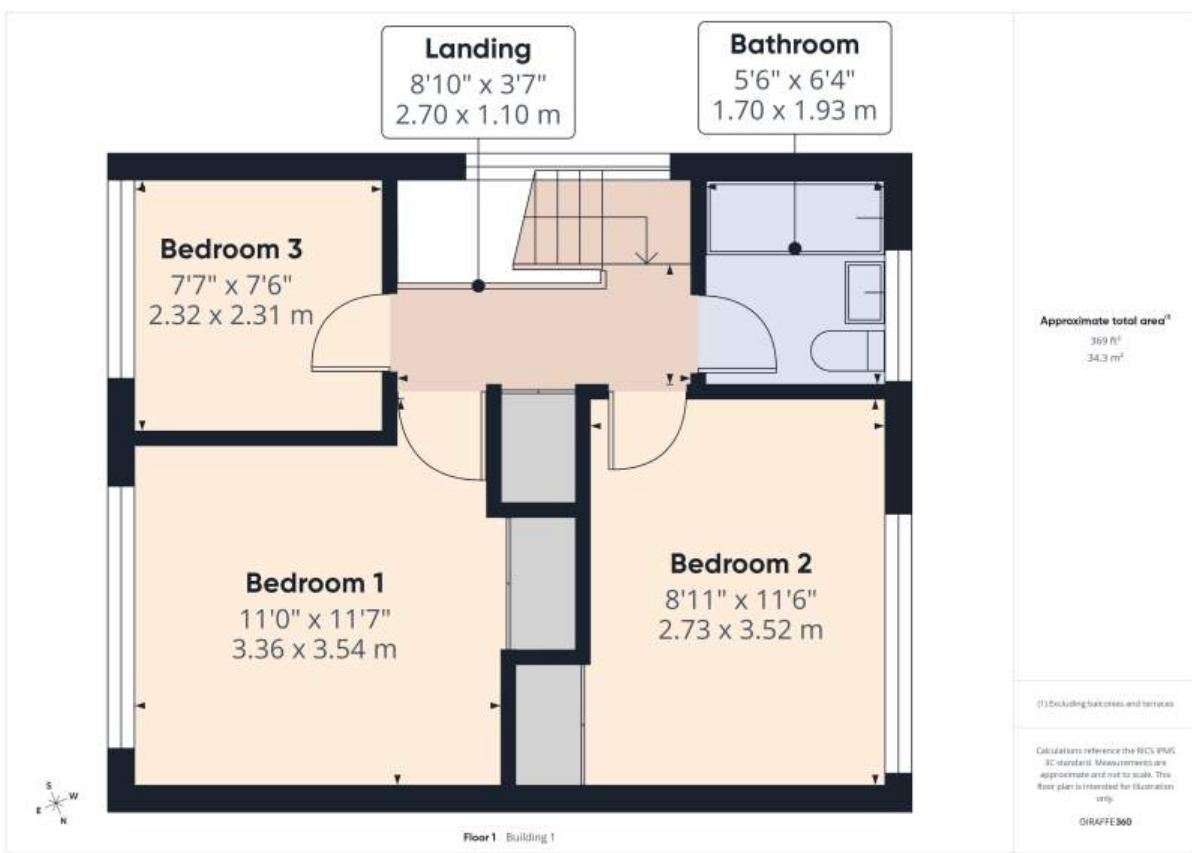
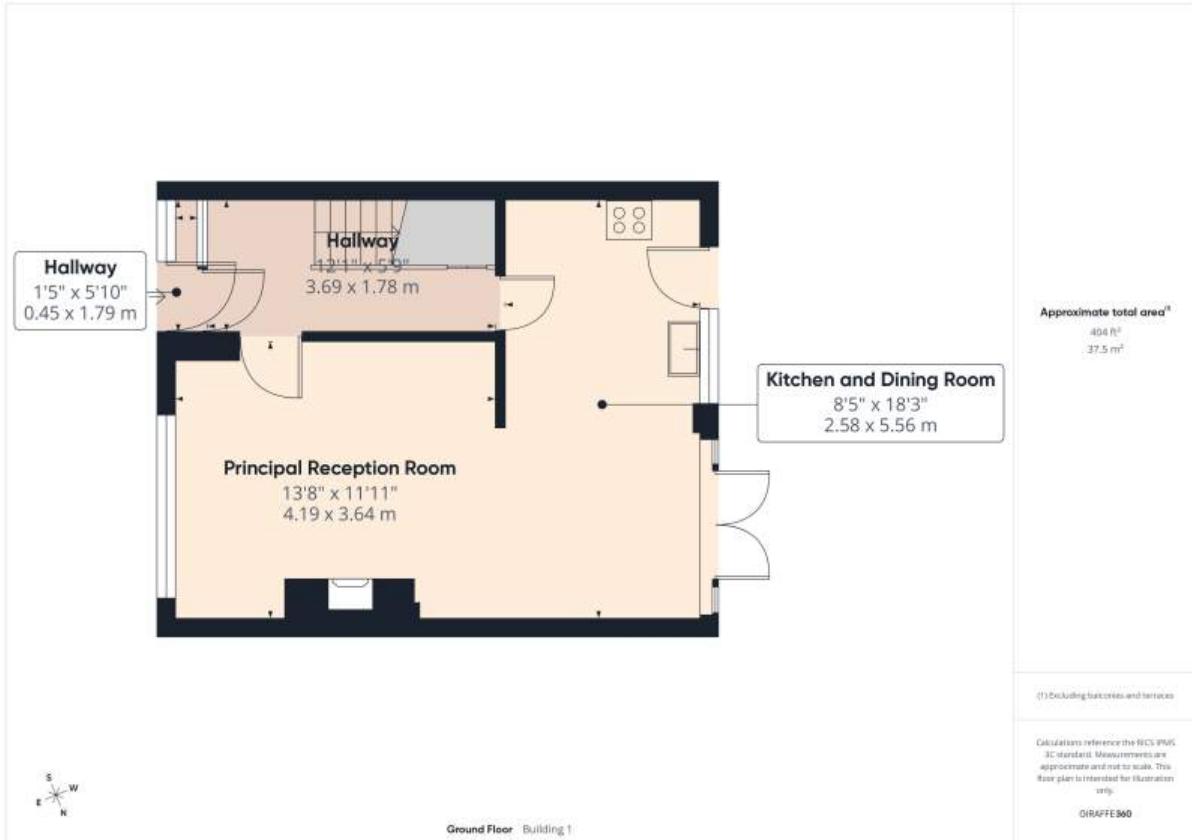
Mains Electric, Mains Drainage, Mains Water

## 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

	Current	Potential
Very energy efficient - lower running costs (92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.