



**Edwards & Co**  
property sales & lettings

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

Heol Cynwrig  
Cardiff  
CF5

Guide Price £340,000 to £350,000



- Modern and spacious 3 double bed family home
- Excellent size principal reception room
- Stylish kitchen open-plan to dining area
- Bedroom 1 with en-suite shower room/wc and fitted wardrobes
- 2 further very well proportioned bedrooms
- Family bathroom + ground floor w/c
- Private southerly facing rear garden with paved seating areas
- Front garden with pedestrian access
- First Class catchment for Welsh and English schools
- ABSOLUTELY SUPEB - MUST BE VIEWED

Ref: PRA53881

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Guide price £340,000 to £350,000 - Enviably located and spacious 3 double bedroom family home at Plasdwr, Radyr. Edwards and Co are delighted to offer for sale this well-presented 2 storey 'new-build' home that offers modern accommodation throughout together with driveway parking and private rear gardens. Excellent access for local schools and for the Village centres of Radyr and LLandaff. Must be viewed to be fully appreciated.

---



### Front Garden & Entrance

Accessed via the pedestrian walkway to the front of the property. Private paved pathway to front door. Lawn area with planted borders.

---



### Entrance to property

Covered cantilever storm porch with modern entrance door into hallway.

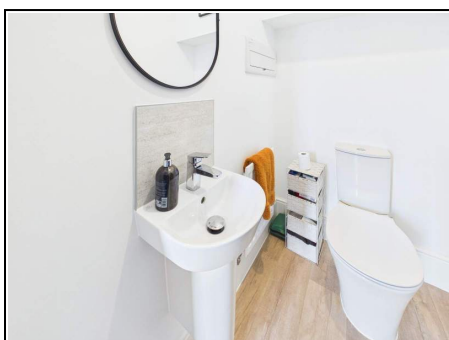
---



### Entrance Hall

Bright and welcoming entrance hallway with door off to ground floor w/c and door into main living area.

---



### Ground Floor WC

Convenient ground floor facility with close coupled w/c and wash hand basin.

---



## Living Room

Brightly decorated and spacious principal living area with large windows to front aspect. Carpeted stairs to first floor accommodation and door to kitchen dining room. Storage cupboard.



## Living Area Second Angle

As depicted.



## Kitchen/Dining Room

Modern and open plan kitchen/dining room described as follows:



## Kitchen

A very stylish and 'upgraded' kitchen space with ample floor and tall units. Integrated appliances and window overlooking the rear aspect. Sink and drainer.



## Dining Area

Open-plan to the kitchen area with ample space for dining furniture and with French doors opening to rear garden. Door to main living room.



## First Floor Landing

Brightly decorated landing area with carpeted flooring and storage cupboard. Doors off to all bedroom and family bathroom. Loft access hatch.



## Bedroom 1 with en-suite shower/wc

An excellent size and stylishly decorated principal bedroom with modern decor, fitted wardrobes and carpeted flooring. Large window overlooking the rear aspect. Door off to en-suite.



## En Suite to Bedroom 1

Spacious en-suite with shower cubicle, close coupled w/c and wash hand basin. Window with obscured glazing to rear aspect.



## Bedroom 2

Bedroom 2 is another generously proportioned double bedroom this time with the window overlooking the front aspect. Modern decor with laminate flooring.



## Bedroom 3

Bedroom 3 is another, slightly smaller, double bedroom that would comfortably accommodate a double or 3/4 size double bed and occasional bedroom furniture if desired. Window to front aspect.



## Bathroom

Modern family bathroom with white 3 piece suite. Part tiled walls. Extractor fan.

---



## Rear Garden

A private and enclosed, southerly facing, rear garden with lawn and paved seating areas. Well defined wooden fence boundaries. Gate to parking area.

---



## Rear Garden Second Angle

As depicted.

---



## Paved sitting area

Private and paved outdoor seating/entertaining area adjacent to rear garden

---



## Driveway

Tarmacadom double width driveway parking for 2 vehicles with gate to rear garden.

---

## Agents Opinion

This really is a fabulous find in a very enviable location on the Plasdwr development, Radyr. The modern property offer exceptional value for money for its size and location and especially when compared to almost identical properties being sold by the same developer on the new phase directly opposite this property. The property is, in my opinion, one of the

---

best located on this development and provides spacious 2 storey accommodation and ease of access to both Radyr and Llandaff centres and to the M4 and Cardiff City centre and little further away. Excellent schools, both primary and secondary, are both within a short walk from the house and therefore will appeal to young families looking for a well-presented and ideally located 3 bed home. 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

EPC Rating:84

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

---



**Entry**  
4'9" x 4'1"  
1.45 x 1.26 m

**WC**  
3'7" x 5'6"  
1.10 x 1.68 m

**Kitchen**  
16'0" x 9'10"  
4.90 x 3.00 m

**Living Room**  
12'0" x 15'10"  
3.68 x 4.84 m

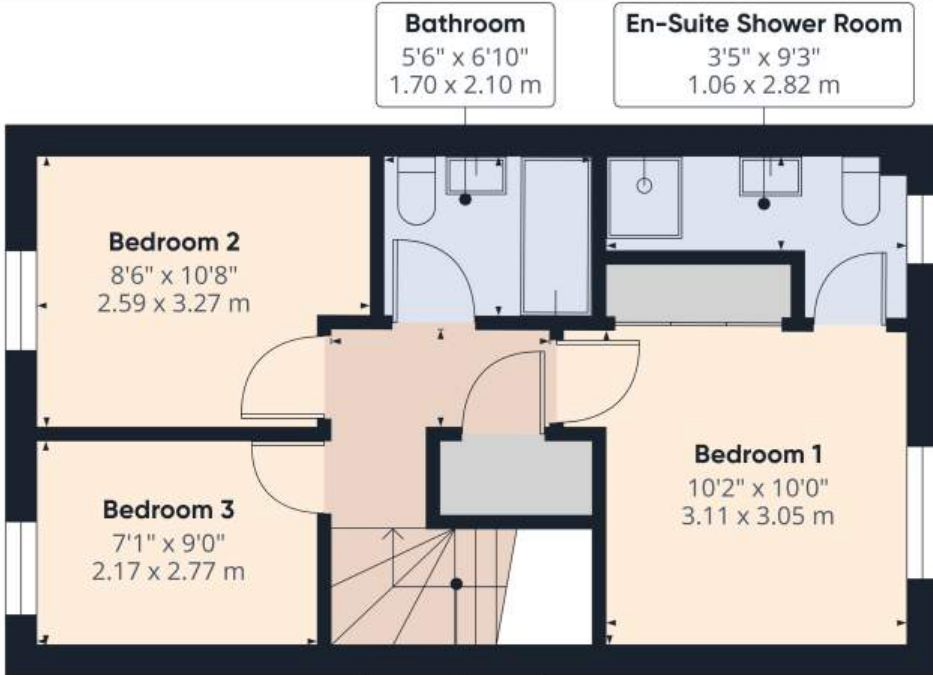
Approximate total area<sup>(1)</sup>  
434 ft<sup>2</sup>  
40.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor



**Bathroom**  
5'6" x 6'10"  
1.70 x 2.10 m

**En-Suite Shower Room**  
3'5" x 9'3"  
1.06 x 2.82 m

**Bedroom 2**  
8'6" x 10'8"  
2.59 x 3.27 m

**Bedroom 3**  
7'1" x 9'0"  
2.17 x 2.77 m

**Bedroom 1**  
10'2" x 10'0"  
3.11 x 3.05 m

**Landing**  
3'4" x 6'8"  
1.03 x 2.05 m

Approximate total area<sup>(1)</sup>  
390 ft<sup>2</sup>  
36.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



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>		96
(81-91) <b>B</b>	84	
(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.