



Edwards & Co
property sales & lettings

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Milestone Close

Cardiff

CF14

Guide Price £475,000 to £495,000



- Large 4 bedroom property in the Heath
- Spacious living room + dining room
- Open kitchen with breakfast area + utility room
- 3 very well-proportioned double bedrooms + 1 with en-suite shower room
- Additional sizeable 3/4 bedroom
- Family bathroom + ground floor w/c
- Block paved driveway for multiple vehicles + garage
- Large rear garden with patio sitting area
- Close to all amenities.
- NOT TO BE MISSED

Ref: PRA53901

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £475,000 TO £495,000 Spacious and well presented detached 4 bedroom property in the Heath* Edwards & Co are delighted to offer for sale this ideally located family home close to all local amenities that the Heath and Birchgrove offer. The property offers plentiful accommodation with 4 well proportioned double bedrooms with an en-suite and family bathroom. There are further benefits such as spacious reception rooms, a large private garden, ample parking and a useful garage. The property is in close proximity to the A470 and other transport links to Cardiff city centre and beyond, there is also a first class Welsh and English school catchment. **NOT TO BE MISSED**



Garage & Driveway

Block paved driveway for multiple vehicles. Side access to rear garden and door to garage.



Entrance To Property

Well maintained front door leading to property. Outside light.



Entrance Hallway

Bright entrance hallway with carpeted stairs leading to the first floor accommodation. Doors to downstairs w/c and living room.



Living Room

Spacious living room open to dining room. Large window to front aspect.



Living Room Second Angle

As depicted.



Dining Room

Sizeable dining room with ample space for dining table and chairs. Patio doors to rear private garden, door to kitchen.



Dining Room Second Angle

As depicted.



Kitchen

Well presented open kitchen with breakfast area. Patio doors to rear garden and window overlooking the rear garden. Doors to the utility room and under stairs storage.



Kitchen Second Angle

Ample base and eye level kitchen units with oven and grill, gas hob with extractor above. 1 and a half bowl sink and drainer unit with mixer tap, dishwasher and fridge freezer. Splashbacks.



Kitchen/Breakfast Area

As depicted.



Utility Room

Convenient utility room with plumbing for washing machine and dryer. Worktops and single bowl sink drainer unit. Door to side access.



WC

As depicted.



First Floor Landing

Spacious landing with carpeted flooring and doors leading to all bedrooms and bathroom. Door to airing cupboard and loft access.



Bedroom 1

A very well proportioned and well presented main bedroom suite with large window to front aspect. Carpeted flooring and painted walls.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden and door to en-suite shower room. Carpeted flooring and painted walls.



En Suite Shower Room to Bedroom 2

Modern en-suite facility with shower, w/c and wash hand basin. Obscured window to side aspect.



Bedroom 3

Bedroom 3 provides for another sizeable double bedroom with a large window overlooking the rear garden. Carpeted flooring and painted walls.



Bedroom 4

Bedroom 4 is a well-proportioned 3/4 size double bedroom with ample space for the bed and bedroom furniture. Window to front aspect. Carpeted flooring and painted walls.



Bathroom

Modern family bathroom with white 3 piece suite and shower over the bath. Fully tiled, window with obscured glazing to front aspect.



Rear Garden

A excellent size rear garden mainly laid to lawn with paved patio sitting area and side access.



Rear Garden Second Angle

As depicted.



Patio Sitting Area

Ample outside seating/entertaining area

Agents Opinion

This is a truly wonderful property perfect for a family home. Settled in a quiet cul-de-sac this property has 4 great sized bedrooms with a wonderful garden, great living space and ample parking with a driveway. The property is in a great position to all local amenities and is not one 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

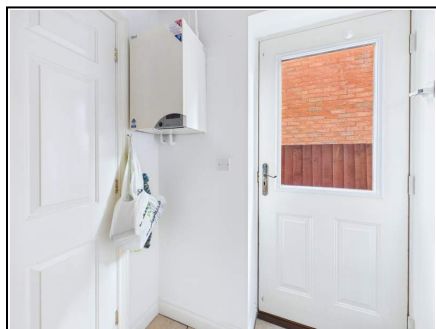
Mains Electric, Mains Drainage, Mains Water

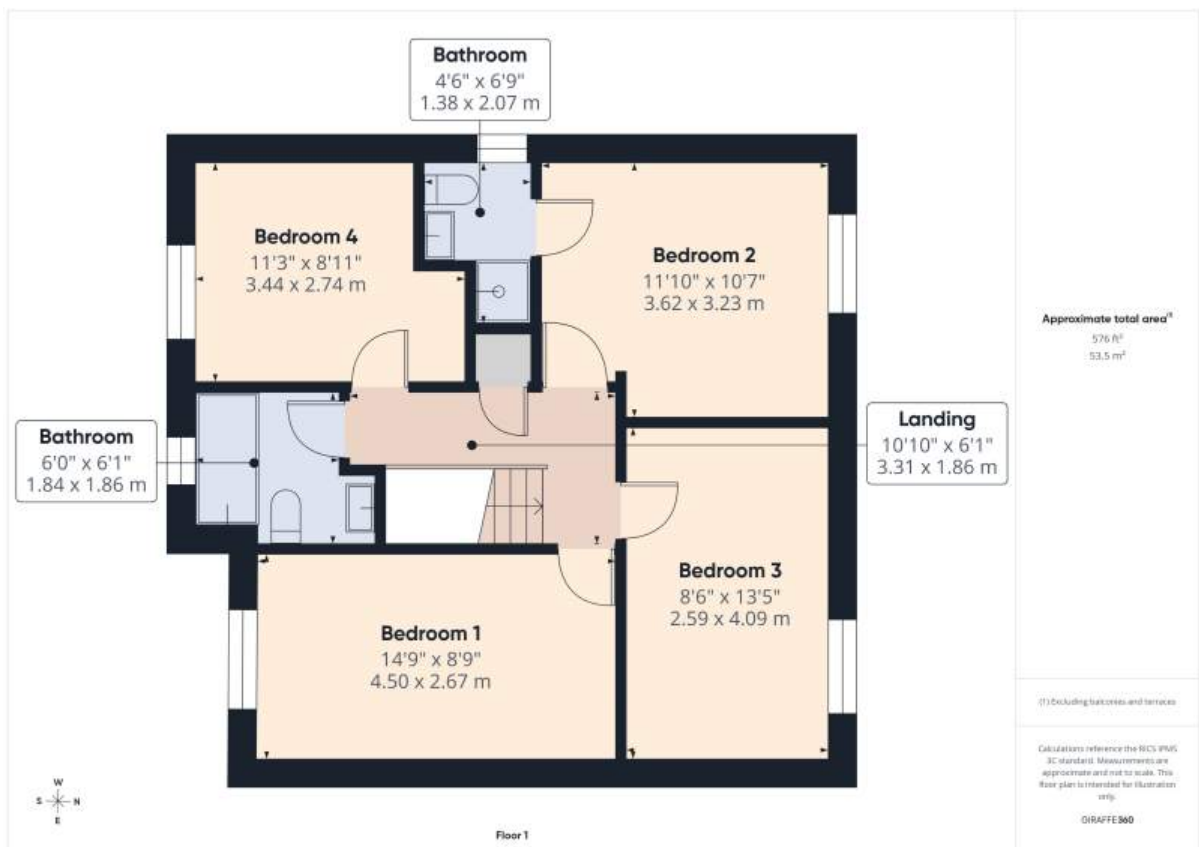
Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







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.