Edwards & Co
property sales & lettings

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

Charlotte Square
Cardiff
CF14

Offers In The Region Of £785,000

- Superb and spacious Charlotte Square family home
- 4 double bedrooms - bedroom 3 with en-suite
- Open plan principal and front reception rooms
- Open plan dining and family room
- Excellent size farmhouse-style kitchen
- First floor family bathroom/shower room
- Very well-presented and maintained throughout
- Southerly facing landscaped rear garden
- Driveway parking and garage/storage building
- First class school catchments and transport links

Ref: PRA53622

Viewing Instructions: Strictly By Appointment Only

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General Description

Offers In The Region Of £785,000 - Enviably located and very spacious 4 bedroom, 3 storey family-sized home on Charlotte Square, Rhiwbina Edwards and Co are delighted to offer for sale this fabulous semi-detached home on arguably one of Rhiwbina's most sought after addresses. Packed with many original features, the well-designed and flowing ground floor accommodation is complimented by 3 excellent size first floor bedrooms, bed 3 with en-suite, and a second floor bedroom with ample eaves storage. This is certainly one not to be missed!

Driveway & Front Garden

Ample driveway parking leading to garage/storage building, lawned front garden with planted border and original stone boundary wall.

Entrance Porch

Prominent entrance 'porch' with tiled apex roof and composite front door and window opening to entrance hallway.

Entrance Hallway

Brightly decorated and inviting entrance hallway with carpeted staircase to first floor and access doors to main reception rooms and kitchen, Wood block flooring, modern decor.

Front Reception Room

Open-plan to the principal reception room with wooden window overlooking the front garden. Original woodblock flooring, open hearth with coal-effect gas fire, brightly decorated.

Principal Reception Room

Main reception room opening from the front reception room and opening into the dining room. Original woodblock flooring and open hearth with modern log-burner style fire. Bright modern decor.

Dining Area

A bright/light open-plan dining space forming part of the rear extension to the property with ample space for large dining table and occasional furniture, stripped oak flooring, large wooden glazed doors opening to decked terrace and rear garden. Open plan to garden room/family room.

Family Room

An additional family-sitting area open plan to the dining room and opening to the kitchen. Stripped oak flooring and bright modern decor.

Kitchen

A very-well proportioned and lengthy farmhouse style kitchen with a mixed range of modern shaker-style and freestanding units with range-style cooker with gas hob, integrated dishwasher, fridge freezer and coffee machine, modern tall radiator. Sink and drainer and window to side aspect.

First Floor Landing

Brightly decorated with laminate flooring and carpeted staircase to second floor bedroom and eaves storage, doors to bedrooms 1, 2 and three and family bath/ shower room.

Bedroom 1

The largest of the 4 bedrooms with original features, exposed wood work and original window overlooking the front aspect. Brightly decorated with laminate flooring.

Bedroom 2

Another sizeable double bedroom with uPVC window overlooking the rear garden. Modern decor. laminate flooring.

Bedroom 3 with En Suite Shower Room

Extended by the current owners bedroom three is another sizeable double bedroom this time with an en-suite shower room/wc and uPVC window overlooking the rear garden. Brightly decorated and laminate flooring. Opening to en-suite.

En Suite to Bedroom 3

Modern en-suite shower room/wc with large shower cubicle, close coupled w/c and wall hung wash hand basin, LVT flooring, window with obscured glazing to side aspect.

Family Bathroom

Super-stylish and spacious family bathroom/shower room with panelled bath with telephone style shower attachment tap, close coupled w/c, wall hung wash hand basin and separate shower cubicle, towel rail radiator, window with obscured glazing to side aspect. Part tiled walls and LVT flooring.

Bedroom 4

Occupying the dormer roof extension is the generously proportioned loft bedroom with large uPVC window overlooking the rear garden and beyond, Modern decor and carpeted flooring. Additional eaves storage/attic space is located at the top of the staircase leading to bedroom 4.

Rear Garden

A very private and enclosed, southerly facing and landscaped rear garden with extensive decked terrace seating/entertaining areas and ample lawn with mature Willow tree centrepiece.

Decked Terrace

A large decked outdoor entertaining area opening from the dining/family room and wrapping around the rear of the garage to the covered pergola area.

Decked Sitting Area

Additional decked evening sun-trap seating area to the far end of the rear garden.

Garage/Store

Original brick built garage/storage room with door to driveway and side door to decked terrace.

Agents Opinion

The current owners have quite rightly described this fabulous house as 'a very sociable house and great for parties' with its amazing 'flowing' ground floor layout and well-planned gardens; we could not agree with them more. The

property has bags of kerb appeal together with spacious accommodation over 3 floors. This is definitely one 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 electricity, mains water, mains gas, mains drainage

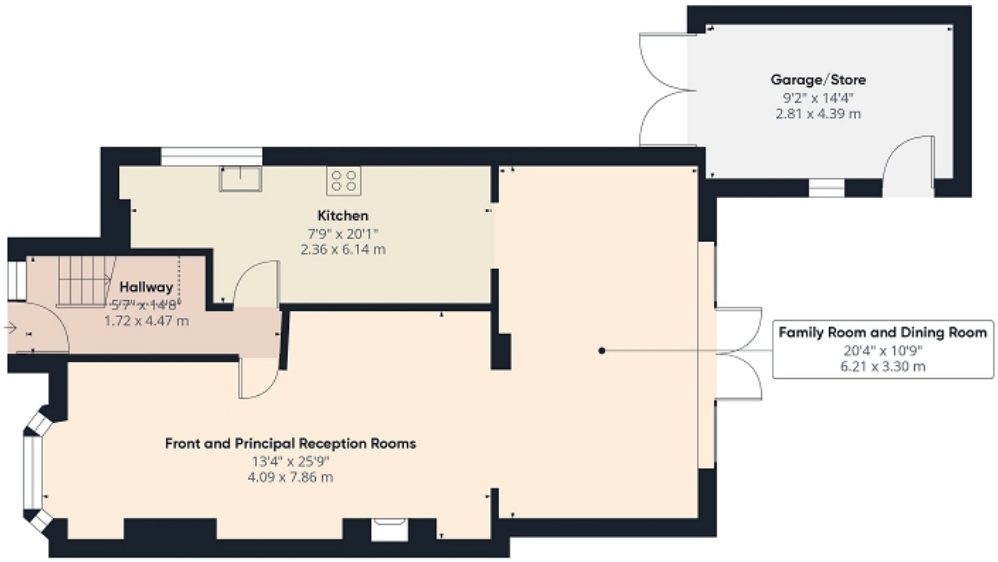
EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G



Ground Floor

Approximate total area(1)
867.03 ft²
80.55 m²

Reduced headroom
14.15 ft²
1.31 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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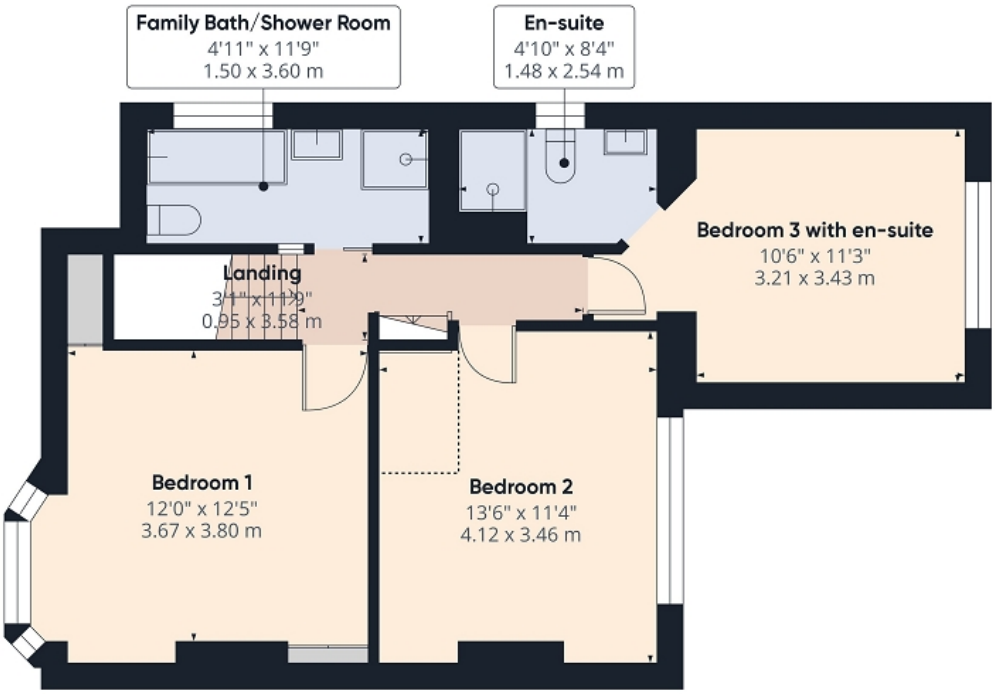

Floor 1

Approximate total area(1)
583.31 ft²
54.19 m²

Reduced headroom
13.82 ft²
1.28 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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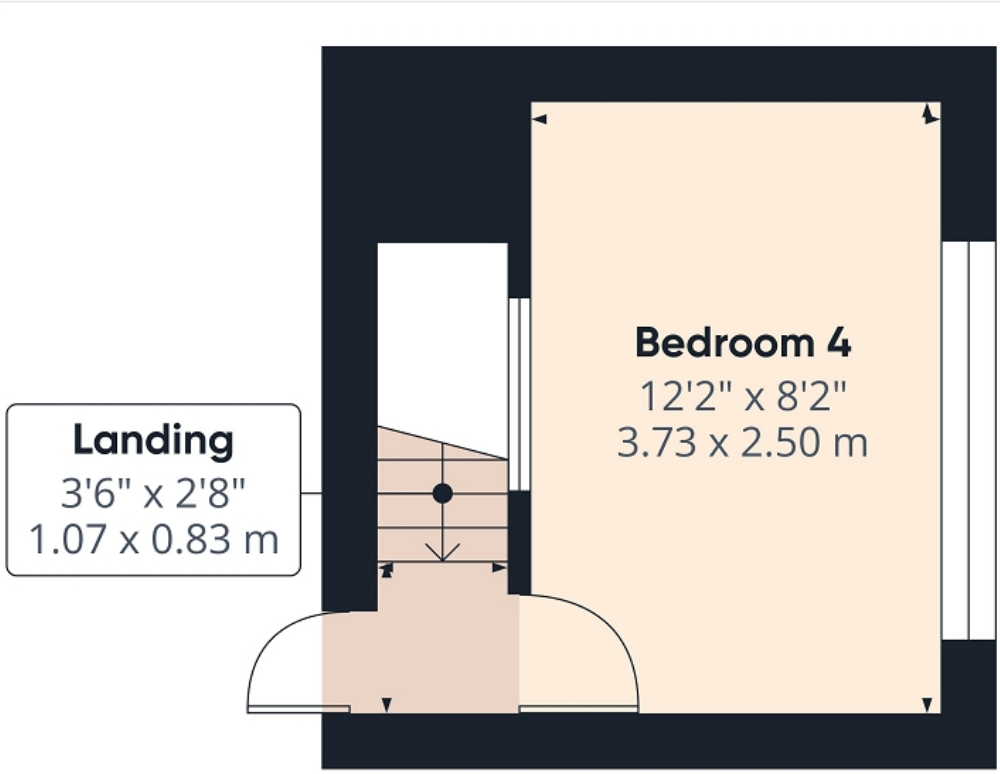

Approximate total area(1)
110.12 ft²
10.23 m²

(1) Excluding balconies and terraces

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Floor 2

Ground Floor

Floor 1

Floor 2

Approximate total area(1)
1560.46 ft²
144.97 m²

Reduced headroom
27.97 ft²
2.59 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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		78
(55-68) D	62	
(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.