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CARDIFF

VALE

CAERPHILLY

BRISTOL



Heol Edwards

NANTGARW



Set in a quiet and private location, this beautifully presented three-bedroom semi-detached property offers generous proportions, refined living spaces, and an enviable location with excellent parking options. The Large garden is a great addition along with the private parking space at the rear of the property. This lovely home has been beautifully maintained for the duration of ownership.

Comments by Mr Ollie Vincent



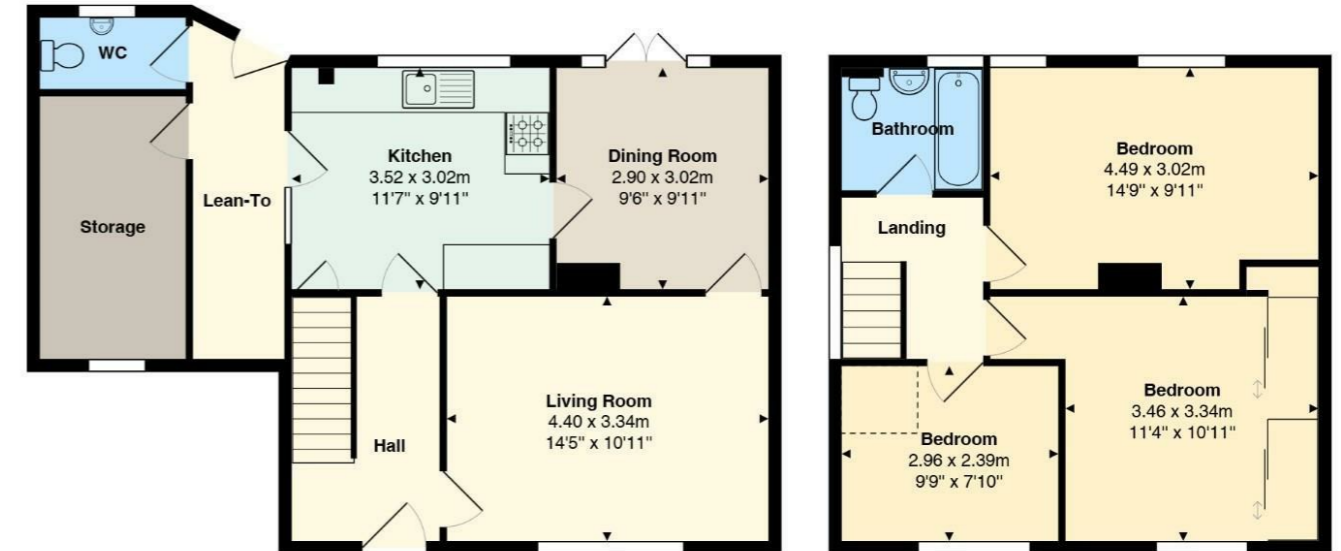
Property Specialist

Mr Ollie Vincent

Senior valuer

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Heol Edwards



Total Area: 99.8 m² ... 1074 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Heol Edwards

Nantgarw, Cardiff, CF15 7UD

Asking Price

£245,000



3 Bedroom(s)



1 Bathroom(s)



1074.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Nestled in the charming area of Heol Edwards, Nantgarw, Cardiff, this delightful semi-detached house presents an exceptional opportunity for those seeking a comfortable and stylish home. Spanning an impressive 1,074 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or individuals desiring extra space.

This home is sold chain-free, making the purchasing process straightforward and hassle-free.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The practical layout ensures that every corner of the home is utilised to its fullest potential, creating a warm and inviting atmosphere. The property has been lovingly maintained throughout ownership.

The beautifully kept south-facing garden is a standout feature, complete with a large lawn that invites you to enjoy sunny afternoons or host gatherings with friends and family. The outdoor space is perfect for those who appreciate nature and outdoor living.

Additional highlights include new UPVC windows and doors, enhancing both energy efficiency and aesthetic appeal. The roof was refurbished in 2016, ensuring the property remains in excellent condition. A gas combi boiler, installed in 2008, is under a contract with British Gas for regular servicing, providing peace of mind regarding heating and hot water.

For added convenience, private parking is available to the rear of the property, accommodating one vehicle. Whether you are a first-time buyer or looking to relocate, this semi-detached house in a desirable location is sure to impress. Do not miss the chance to make this lovely property your new home. Call the office on 02920 499680 and book your viewing today.



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Hall

Kitchen 11'6" x 9'10" (3.52 x 3.02)

Dining Room 9'6" x 9'10" (2.90 x 3.02)

Living Room 14'5" x 10'11" (4.40 x 3.34)

Lean - To

Storage

W/C

to the first floor

Landing

Bedroom (front) 11'4" x 10'11" (3.46 x 3.34)

Bedroom (back) 14'8" x 9'10" (4.49 x 3.02)

Bedroom (box) 9'8" x 7'10" (2.96 x 2.39)

Bathroom

Tenure

Council Tax

BAND C

School Catchment

Welsh Primary School YGG Awel Taf
 English Primary School Fynnon Taf Primary
 Welsh Secondary School Ysgol Garth Olwg
 English Secondary School Ysgol Afon Wen

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC 