



**Edwards & Co**  
property sales & lettings

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**Pantmawr Road  
Cardiff  
CF14**

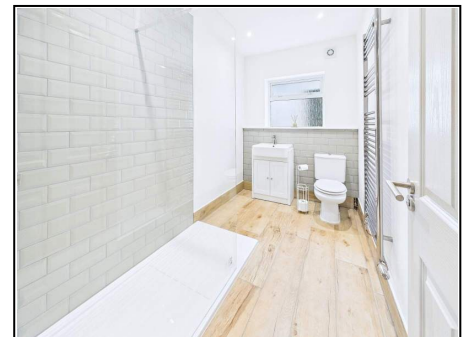
**Guide price £485,000**



- Spacious and enviably located 2 double bedroom detached bungalow
- Recently fully refurbished to a high standard throughout
- 2 excellent size double bedrooms
- Well proportioned principal reception room
- Stylish fully fitted kitchen open-plan to dining area
- Contemporary shower room w/c
- Large conservatory overlooking rear garden
- Carriage driveway and detached garage
- Private and sizeable rear garden + patio terrace
- Must be viewed internally to be fully appreciated.

**Ref: PRA53680**

**Viewing Instructions: Strictly By Appointment Only**



# General Description

**\*MUST BE VIEWED** - Fully modernised and very spacious 2 double bedroom detached bungalow on a very generously proportioned plot in Pantmawr\* Edwards and Co are delighted to offer for sale this enviably located and beautifully presented detached home on Pantmawr Road, Cardiff. The property has been comprehensively modernised throughout and offers exceptional scope to extend and develop further if ever desired. Definitely one not to be missed.

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## Carriage Driveway

The property features an appealing entrance and driveway area, designed with a stylish herringbone pattern. The driveway is spacious and offers ample parking space, complemented by well-maintained borders filled with mature greenery with established hedges and shrubs contributing to a natural aesthetic. Access is available to the adjacent road, offering convenience for the A470 and M4 links.

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## Detached Garage

Spacious detached garage with power and light and electric powered roller door to the driveway and pedestrian access door to the rear.

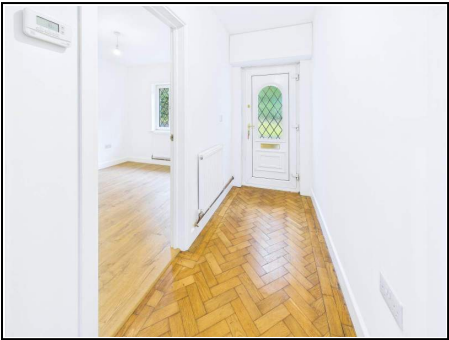
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## Entrance Porch

A recessed entrance porch offers protection from the elements to the front of the property with pir security lighting.

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## Entrance Hallway

The lengthy and welcoming hallway features a herringbone pattern wooden floor, creating a classic and inviting entrance. The walls are painted white, contributing to a bright and airy atmosphere, while natural light enters through the pvc front door. Central heating is provided by a radiator along one side. Overall, this area is well-maintained and presents a welcoming first impression.

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## Principal Reception Room

This room features a herringbone patterned wooden floor, providing an attractive and classic aesthetic. The space is well-lit, with a sizeable window that offers natural light and views of the outdoors. The walls are painted in a neutral colour, creating a fresh and airy atmosphere. A fireplace is present, adding character to the room. Overall, it provides a versatile space that can be configured to suit various purposes.



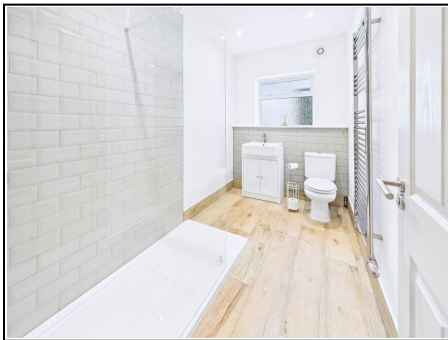
## Bedroom 2

This excellent size double bedroom features a spacious layout with a light, airy atmosphere. The walls are painted in a neutral white tone, enhancing the feeling of brightness. The flooring consists of a wooden laminate finish, providing a warm and inviting look. Natural light floods the space through a large window, complete with decorative diamond-patterned glazing, which overlooks the front aspect. The room is well-proportioned, making it suitable for a variety of uses, whether as a bedroom, study or additional sitting room.



## Bedroom 1

Bedroom 1 is another excellent size double bedroom that features a neutral colour palette with white walls, providing a bright and airy atmosphere. The flooring is finished with a stylish wood effect, adding a contemporary touch. A window allows for natural light to fill the space, offering a view of the rear aspect.



## Shower Room/Wc

This contemporary shower room/wc features stylish light olive green wall tiles that offer a sleek and modern aesthetic. The space is enhanced by warm wooden flooring, creating a welcoming atmosphere. Natural light filters in through a window, illuminating the room, which is designed for both functionality and comfort. The layout provides ample room for movement and accessibility, making it a practical choice for everyday use.



## Dining Room

The dining area features a modern, open layout with ample natural light flowing through. The space boasts stylish tiled flooring that enhances the contemporary aesthetic. The walls are painted in a neutral shade, providing a bright and welcoming atmosphere. There is an open archway leading into the conservatory and a pvc access door also opens to the rear/side of the property.



## Kitchen

This modern kitchen features a spacious layout with an efficient design. The cabinetry comes in a sleek white finish, providing a contemporary appearance. The countertops are made of natural wood, adding warmth to the space. The kitchen is equipped with a gas hob and has ample storage with overhead and under-bench cabinets. The walls are adorned with grey tiles, offering a clean and stylish backdrop, while the flooring consists of light-coloured tiles, contributing to the overall brightness of the room. Natural light is provided through a window, enhancing the inviting atmosphere.

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## Conservatory

A very spacious conservatory that features a striking black and white chequered floor, creating a bold visual impact. The room is illuminated by natural light streaming through large windows, which provide a panoramic view of the garden area. The roof is constructed with translucent polycarbonate materials, allowing for additional daylight while maintaining a bright atmosphere. The door leads directly to the garden, enhancing accessibility to outdoor spaces. This versatile area is ideal for a variety of uses, from a sunroom or family room.

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## Rear Garden

The rear garden features a well-maintained lawn, bordered by established shrubs and planting beds. The space is enclosed by a mixture of fencing and wall structures, providing a degree of privacy. The layout includes a patio area, ideal for outdoor activities or entertaining, while the surrounding greenery adds to the tranquil atmosphere. The rear garden is westerly facing and therefore enjoys the afternoon and evening summer sunshine.

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## Paved Patio Area

This property features a spacious outdoor patio area, offering a blend of brick paving and a lawned garden. The patio provides a suitable space for various outdoor activities, while the garden is bordered by low walls and includes planting areas. This well-maintained exterior is complemented by a surrounding landscape of greenery, creating a relaxing atmosphere.

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## Agents Opinion

This enviably located property has been comprehensively refurbished throughout and is built on a very generous plot and therefore will appeal to both our 'bungalow-buying' purchasers and also those looking to develop the property into a much larger home therefore making the maximum use of the space available STPP. The property offers easy access to both Rhiwbina and Whitchurch Village centres as well as the City centre and M4 links and with Whitchurch Golf course literally opposite the front of the bungalow, golfers will be within chipping distance of the clubhouse. Certainly one not to be missed.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:71

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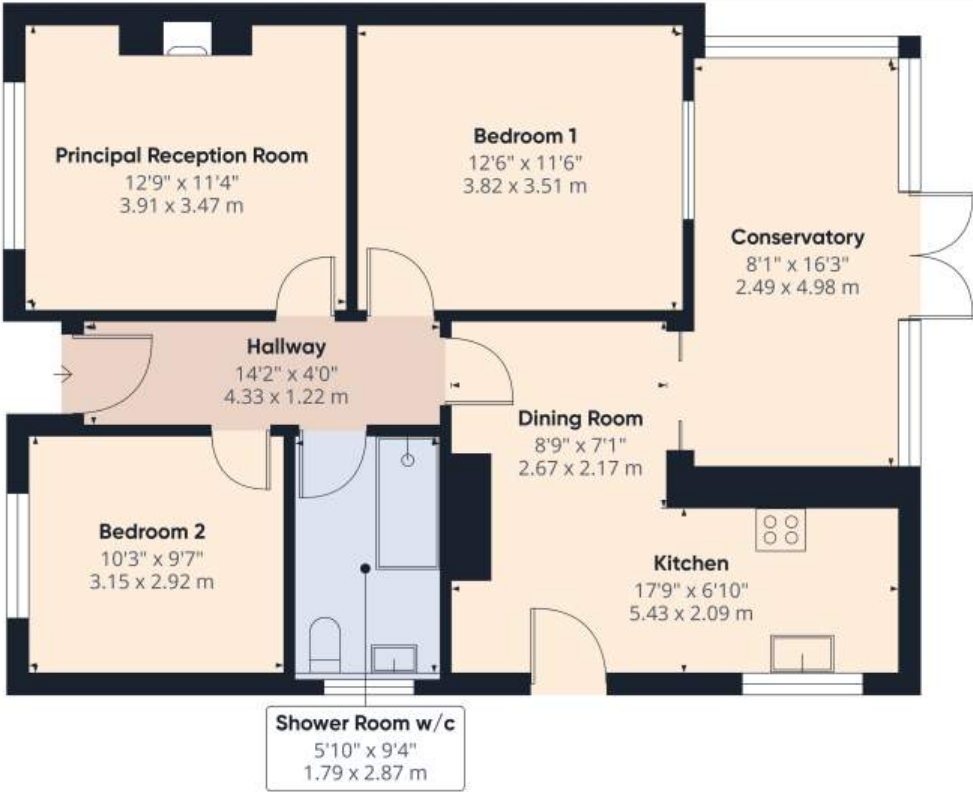
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

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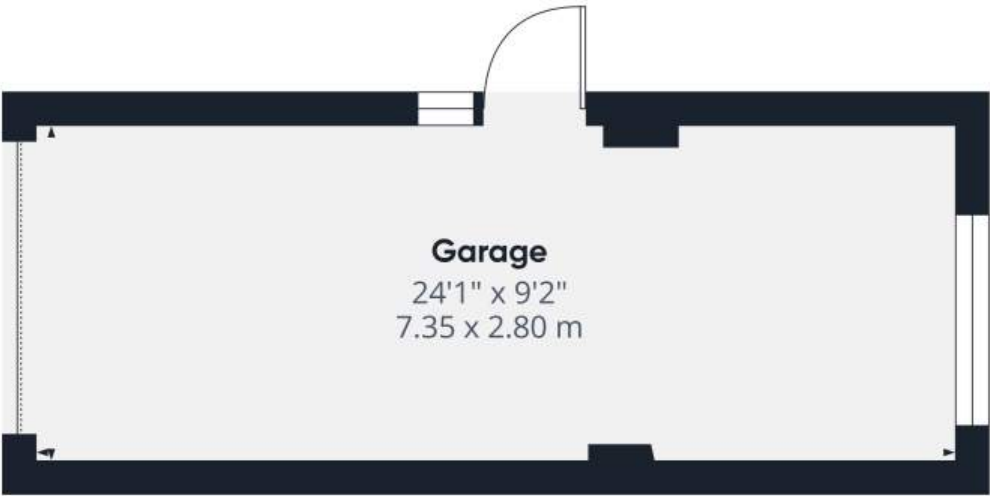
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
820 ft<sup>2</sup>  
76.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

DRAFT 360



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
221 ft<sup>2</sup>  
20.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

DRAFT 360



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>	71	77
(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.