Edwards & Co
property sales & lettings

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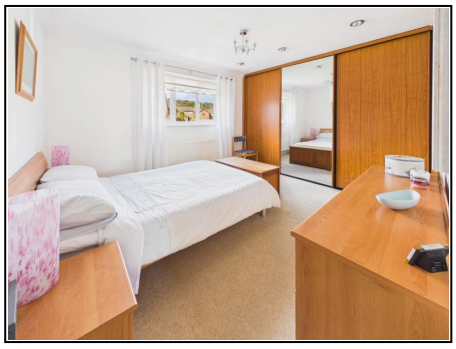
Cefn Onn Meadows
Lisvane
Cardiff
CF14

Guide Price £600,000 To £625,000











- Sizable detached 4 bedroom family home
- Spacious principal reception room + dining room
- Well maintained kitchen + utility room
- Bedroom 1 with en-suite and fitted wardrobes
- 2 further well proportioned double bedrooms + 3/4 bedroom
- Family bathroom + ground floor w/c
- Large driveway with space for multiple vehicles
- Southerly facing garden with patio area and lawn
- First Class catchment area for Welsh and English schools
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53936

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £600,000 To £625,000 Spacious and well-maintained 4 bedroom detached property in Lisvane* Edwards & Co are delighted to offer for sale this wonderful family home in a popular residential area. The property has plenty of curb appeal and ample off-road parking with spacious accommodation comprising of 3 sizeable doubles and a spacious 3/4 bedroom. Additionally there is great living space, a pleasant southerly facing garden and a converted integral garage. In close proximity are local amenities such as train stations, bus stops, a golf club and local parks. Additionally the property benefits from a first class catchment for both primary and secondary Welsh and English schools. Early viewings are advised.



Driveway & Front Entrance

Well presented family home set off from the road. Long gravel driveway with parking for multiple vehicles. Side access to rear garden.



Front Garden

Well maintained and sizeable front garden mainly laid to lawn.



Entrance To Property

Front door leading into entrance hall. Window to front aspect, storm porch and outside lights.



Entrance Hall

Bright and spacious entrance hall with wood effect flooring. Carpeted stairs leading to first floor accommodation, useful under stairs storage cupboard and doors leading to reception rooms, kitchen and w/c.



Living Room

Well proportioned principal reception room with windows to side and rear aspect and patio doors to rear garden. Ample space for furniture, carpeted flooring and door to studio.



Living Room Second Angle

As depicted.



Living Room Third Angle

As depicted.



Dining Room

Another sizeable reception room currently utilised as a dining room. Large window to front aspect and carpeted flooring.



Kitchen

Ample base and eye level units with worktop space, splashbacks, one and a half bowl sink drainer unit with mixer tap. Integrated dishwasher and oven with gas hob and extractor fan over. Tiled flooring.



Kitchen Second Angle

Large window overlooking rear aspect and door to utility room.



Utility Room

Convenient utility room with additional storage space for the kitchen. Worktop, plumbing for washer/dryer and door to side access. Tiled flooring and part tiled walls.



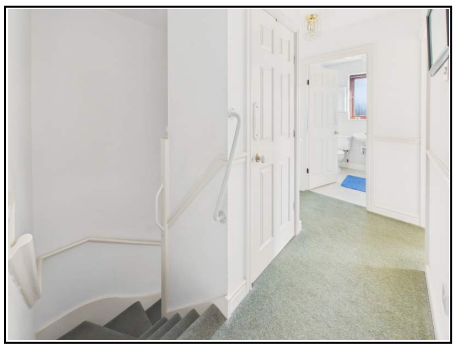
Studio

Integrated garage converted to a studio. Sliding door to front aspect, carpeted flooring, worktops and eye level units. Door to the living room.



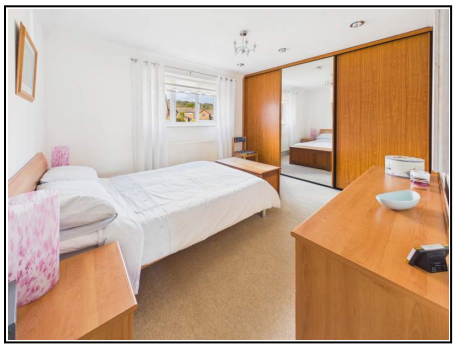
WC

Downstairs w/c comprising of wash hand basin set in a vanity unit, w/c, heated towel rail, part tiled walls and wood effect flooring. Obscured window to front aspect.



Landing

Landing with doors leading to bedrooms and bathroom. Useful airing cupboard and loft access hatch.



Bedroom 1

A very well proportioned main bedroom suite with fitted wardrobes, large window to front aspect and en-suite shower/wc. Carpeted flooring.



Bedroom 1 Second Angle

As depicted.



En Suite Shower Room to Bedroom 1

Spacious en-suite shower room to comprising of a w/c, shower cubicle with electric shower, wash hand basin and heated towel rail. Obscured window to side aspect and tiled walls.



Bedroom 2

Bedroom 2 provides for a spacious double bedroom with windows overlooking the rear aspect. Carpeted flooring.



Bedroom 3

Bedroom 3 is a further large double bedroom with ample space for bedroom furniture. Windows to the front aspect and carpeted flooring.



Bedroom 4

Bedroom 4 provides for a sizeable 3/4 bedroom with fitted wardrobes, carpeted flooring and a window to the rear aspect. This useful room may be further utilised as a home office or dressing room.



Bathroom

Family bathroom with a wash hand basin, bath with electric shower head over and glass screen. W/c, obscured window to rear and part tiled walls.



Bathroom Second Angle

As depicted.



Rear Garden

A well proportioned southerly facing garden with a patio area, decked sitting area, lawn, shrubbery and clearly defined fenced boundaries with side access.



Rear Garden Second Angle

As depicted.



Rear Garden Third Angle

As depicted.



Patio Sitting Area

As depicted.

Agents Opinion

This is a great opportunity to obtain a spacious family home in a popular residential area in Lisvane. The property is close to many local amenities such as travel links and parks. Early viewing are advised for this property with ample living space and potential to modernise.

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 Gas, Mains Drainage, Mains Water

Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







Ground Floor

Approximate total area(1)

835 ft²

77.7 m²

(1) Excluding balconies and terraces

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

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Floor 1

Approximate total area(1)

621 ft²

57.7 m²

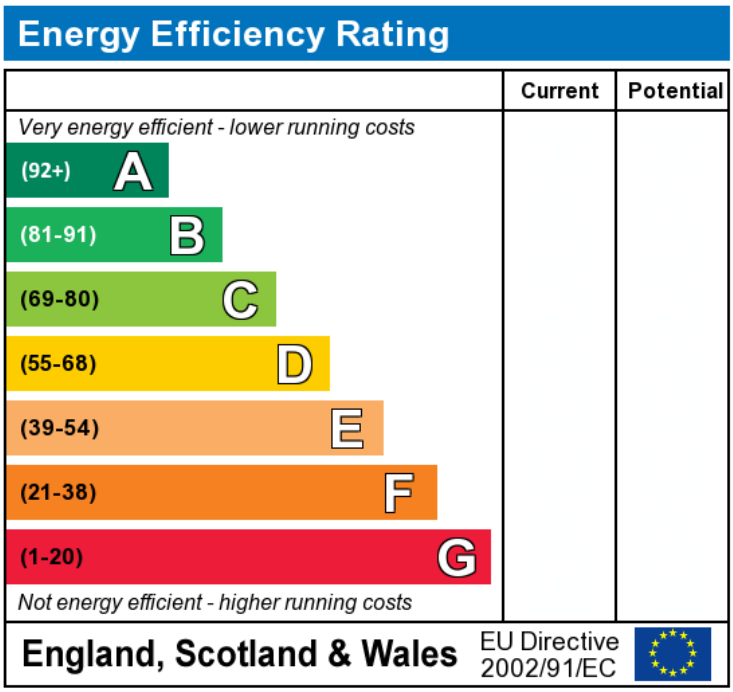
(1) Excluding balconies and terraces

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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.



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.