Edwards & Co
property sales & lettings

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Llwyd Coed
Pantmawr
Cardiff
CF14

Guide Price £375,000











- Spacious 2 bedroom bungalow in Pantmawr
- 2 excellent size reception rooms
- 2 sizeable double bedrooms
- Modern kitchen + shower room + w/c
- Driveway for multiple vehicles + large garage with power
- Private rear garden
- Quiet residential area
- A short drive to all amenities Rhiwbina and Whitchurch can offer
- NO UPWARD CHAIN!
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53940

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £375,000 Spacious 2 bedroom link-detached bungalow in Pantmawr* Edwards & Co are delighted to offer for sale this sizeable bungalow in a quiet residential area in Pantmawr. The property offers ample living space with 2 double bedrooms and 2 well-proportioned reception rooms with one potentially being able to convert into a further double bedroom. There are also the benefits of a southerly facing garden and a large garage with the property. The property will benefit from a degree of modernisation, however has had a kitchen and bathroom re-fit in it's recent history, and offers such a great opportunity with NO ONWARD CHAIN. Not to be missed.



Driveway & Front Garden

Driveway for multiple vehicles with access to the garage by up and over remote control door. Clearly defined metal picket fence boundaries, front garden.



Entrance To Property

Well maintained front door leading to entrance hallway. Outside light.



Hallway

Bright and spacious entrance hallway leading to all rooms. Storage cupboard, boiler cupboard and airing cupboard. Carpeted flooring and loft access hatch.



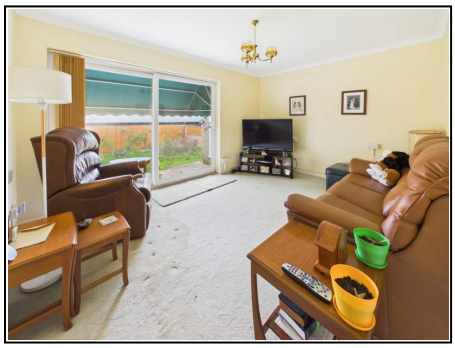
Hallway 2

As depicted.



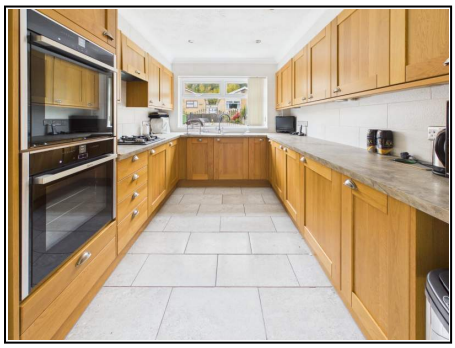
Principal Reception Room

Very well proportioned principal reception room with a large window to the front aspect and carpeted flooring.



Living Room

Further sizeable reception room which may be utilised as a further bedroom. Sliding door open to rear garden and carpeted flooring.



Kitchen

Ample base and eye level units with worktop space. Double oven, gas hob with extractor fan over. Single bowl sink drainer unit with mixer tap. Tiled flooring and walls, large window to front aspect



Bedroom 1

Bedroom 1 provides for a good sized double bedroom with fitted wardrobes, carpeted flooring and a window overlooking the rear aspect.



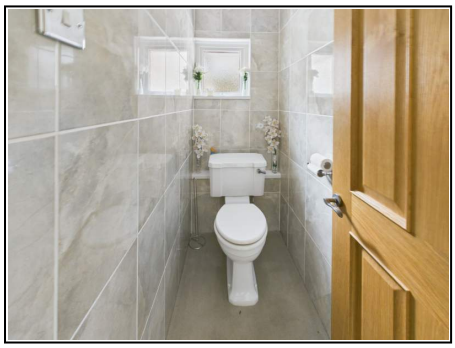
Bedroom 2

Bedroom 2 is a further double bedroom with fitted wardrobes, carpeted flooring and a window to the side aspect.



Shower Room

Shower cubicle and wash hand basin with mixer tap. Window to side aspect, carpeted flooring and tiled walls.



WC

W/c, obscured window to side aspect, carpeted flooring and tiled walls.



Rear Garden

Sizeable rear garden mainly laid to lawn with patio space. Clearly defined boundaries and access to garage, sliding door to living room.



Garage

Extensive garage with remote controlled up and over garage door. Windows and door to rear garden and access from the front aspect. Base and eye level units with great worktop space, wash hand basin with drainer unit, drainage for washing machine and dryer.

Agents Opinion

This is a well situated, well-maintained and spacious bungalow with bucket-loads of potential. There is ample and versatile living space throughout and a private rear garden. This truly is a great opportunity to acquire a sizeable detached property in a highly sought after residential area.

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

EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

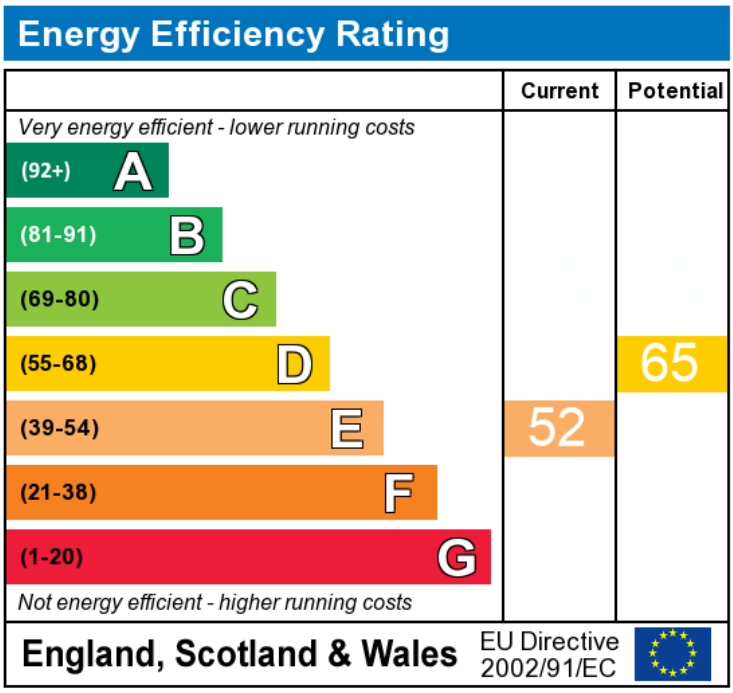
Band F





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.