



**Edwards & Co**  
property sales & lettings

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

Grasmere Avenue  
Cardiff  
CF23

Guide Price £450,000



- Traditional bay fronted 3 bedroom family sized home near Roath Park
- Open-plan family room/dining room
- Spacious front reception room
- Excellent size kitchen/utility room
- 2 Large double bedrooms + 1 sizeable single bedroom
- Modern family bathroom + separate w/c
- Very well presented throughout
- Southerly facing rear garden with lane access
- Garage with lane access to rear
- MUST BE VIEWED TO FULLY APPRECIATE

Ref: PRA53722

Viewing Instructions: Strictly By Appointment Only



## General Description

\*Beautifully presented and very spacious 3 bedroom family-sized home at Roath Park, Cardiff\* Edwards and Co are delighted to offer for sale this enviably located and traditional bay-fronted end terrace home. The property has been recently re-carpeted and improved and offers sizeable internal accommodation over 2 floors together with a southerly facing rear garden and garage.

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### Front Garden

This outdoor space features a well-maintained garden area, complemented by a mix of lush vegetation and established trees. The garden offers a variety of greenery, including flowering shrubs and open grassy areas, providing a serene and inviting environment. A pathway leads through the garden, giving access to an entrance gate and the surrounding perimeter.

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### Entrance Porch

This charming entrance features a traditional white door with elegant stained glass detailing that invites natural light into the space. The brick façade showcases a warm red tone, complemented by contrasting white stone accents. The entrance is framed by an archway that adds character, while a welcoming doormat greets visitors. The design incorporates a blend of period features and modern elements, creating an inviting first impression.

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### Entrance Hallway

The inviting hallway features a staircase leading to the upper level, characterised by a clean and bright aesthetic. The walls are finished in a neutral shade, contributing to a sense of spaciousness. A light carpet covers the floor, adding warmth and comfort to the area. Natural light enters through the front door and window at the end of the hallway, enhancing the overall brightness.

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### Front Reception Room

A well-lit principal living room featuring a bright and airy atmosphere, thanks to large windows that allow ample natural light. The decor is characterised by a neutral colour palette, enhancing the feeling of space and tranquility. The room boasts elegant design elements, including tasteful colour accents and decorative window treatments. It offers a pleasant view of the outdoors, making it an inviting area for relaxation or social gatherings.

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## Family room/dining room

An excellent size and open-plan family room and dining room overlooking the rear garden and described as follows:



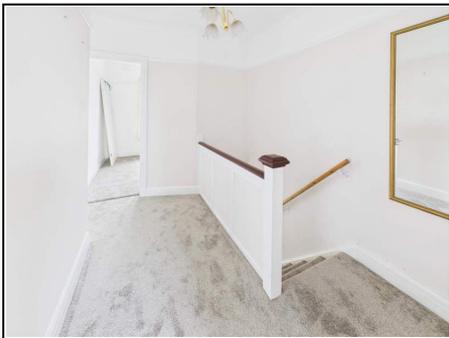
## Family Room

This spacious living room features neutral-coloured walls and soft carpet flooring, creating a welcoming and comfortable atmosphere. Natural light flows in through large glass patio doors, enhancing the sense of space and brightening the area. The room is designed to accommodate various layout options, providing flexibility for different furnishings and arrangements. The overall decor is modern and appealing, making it a versatile space for relaxation and socialising.



## Dining Area

The spacious dining area features a light and airy ambiance, enhanced by a neutral colour palette. The carpeted flooring provides comfort and warmth throughout the space. Large windows allow for plenty of natural light, creating an inviting atmosphere. The room is delineated into distinct areas, making it versatile for various uses. The ceiling height and overall dimensions contribute to a feeling of openness, suitable for both leisure and entertaining. Door to kitchen.



## First Floor Landing

This spacious hallway features light, neutral-coloured walls that enhance the sense of openness. The flooring is carpeted, providing warmth and comfort underfoot. A staircase with a wooden banister leads to the upper levels, adding a touch of elegance. Doors off to bedrooms, bathroom and w/c.



## Bedroom 1

An excellent size double bedroom with large window overlooking the rear garden. Modern decor and new carpet.



## Bedroom 2

Another spacious double bedroom overlooking the front aspect. The bedroom features a light, neutral colour palette with white walls and a plush carpet. The large windows allow ample natural light to flood the space, providing a bright and airy atmosphere. There are built-in storage cupboards offering practical storage solutions, enhancing the room's functionality.



## Bedroom 3

A generously proportioned single or 3/4 size double bedroom with small wardrobe with sliding door. Modern decor and new carpet. Window overlooking the front aspect.



## Family Bathroom

This bathroom features modern, neutral-coloured tiled walls and flooring, creating a spacious and clean environment. A generous window allows for natural light to enter, enhancing the overall brightness of the room. The layout accommodates a combination of a bathtub and a shower, providing versatility for both bathing and showering options.



## Separate WC

Adjacent to the family bathroom, this separate w/c features elegant wall tiles, which contribute to a modern and clean aesthetic. The overall colour palette is neutral, complementing the contemporary design. The room also benefits from efficient heating.



## Rear Garden

An excellent size, southerly facing and private and enclosed rear garden with well-defined boundaries, lawn and mature planted borders and trees. Gated access to rear lane and garage.



## Garage

Sizeable single garage at the head of the rear lane access and adjacent to rear garden. Pitched roof and up and over garage door.

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## Rear entrance

Lane access to rear leading to garage.

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## Agents Opinion

This really must be viewed internally to be fully appreciated. The property is just a very short walk from the Roath Park Lake and ornamental gardens as well as all the local amenities, Cardiff City centre and The University Hospital of Wales. Not to be missed.

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## Agents Note

We are required by law to inform you that Edwards & Co has a personal interest in the sale of this property. Specifically, the seller is a relative of an employee of this agency. This disclosure is made in accordance with Section 21 of the Estate Agents Act 1979.

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## 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.

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## 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

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:64

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# Tenure

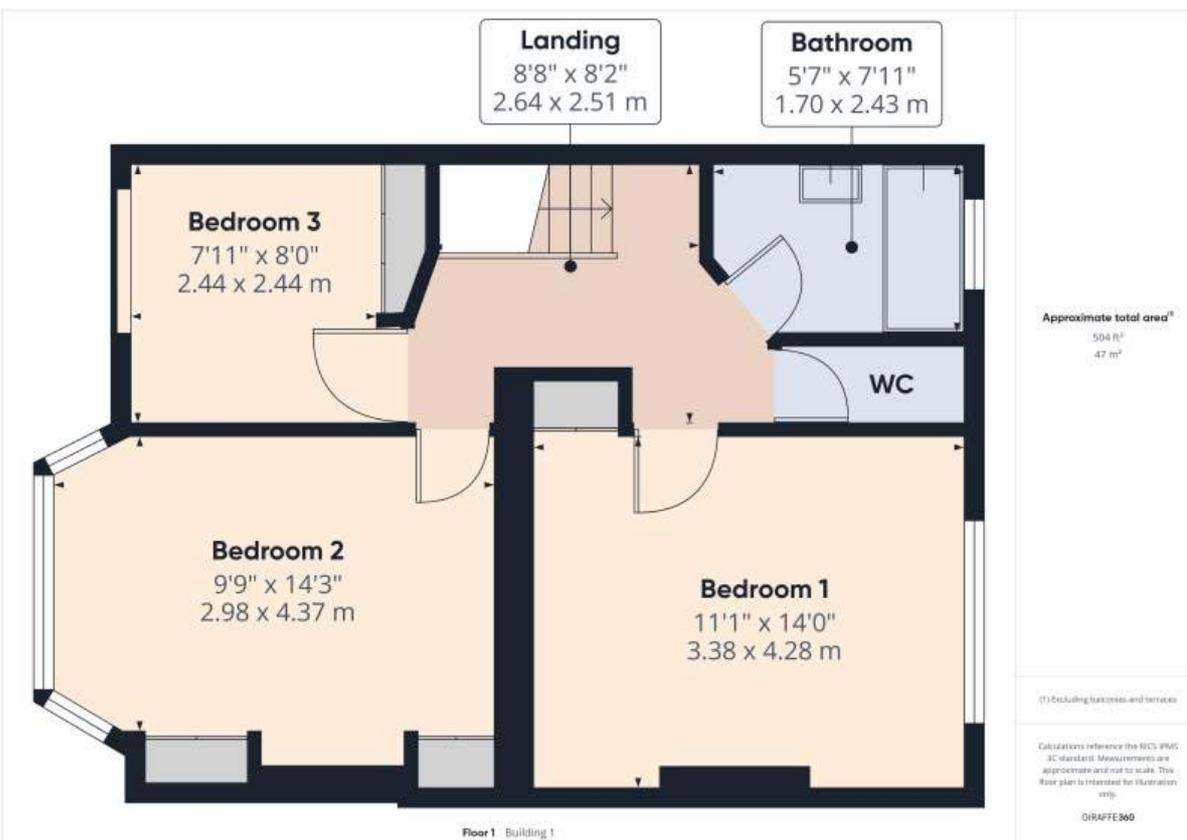
We are informed that the tenure is Freehold

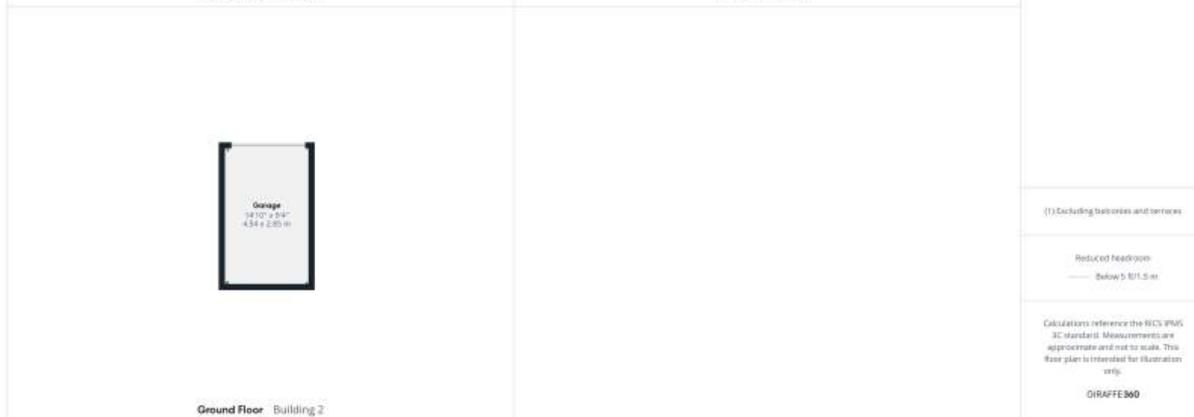
# Council Tax

Band F

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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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.