



Edwards & Co
property sales & lettings

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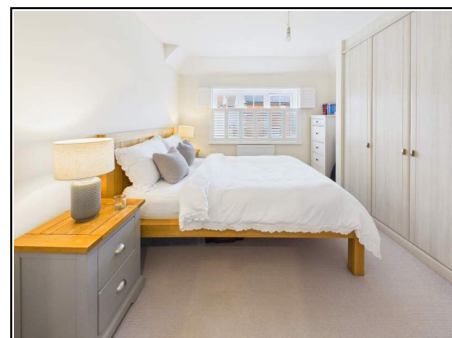
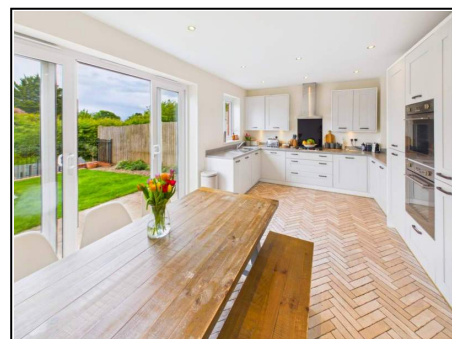
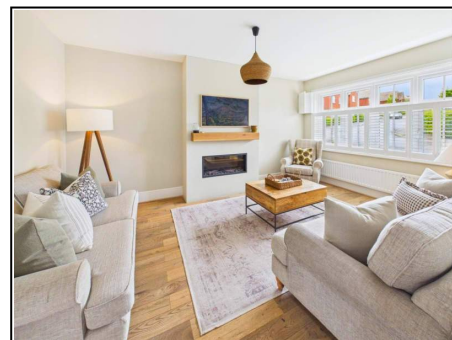
St. Philbert Street

Radyr
Cardiff
CF15

Guide Price £390,000 to £400,000



- Stylish and modern 3 bedroom semi-detached home
- Spacious principal reception room
- Fabulous open-plan kitchen and dining room + utility space
- Bedroom 1 with en-suite and fitted wardrobes
- 2 further very well-proportioned bedrooms
- First floor family bathroom
- Ample driveway parking to front
- Landscaped 2 tier garden with decking to rear
- First class school catchment area
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53861

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £390,000 TO £400,000 - Beautifully presented and enviably located 3 bedroom semi-detached home in Radyr Edwards and Co are delighted to offer for sale this spacious family sized home that is within walking distance of Radyr Village centre, schools and all its wonderful local amenities. Venture a little further and you will find easy access to the City centre, M4 and A470. This property must be viewed internally to be fully appreciated.



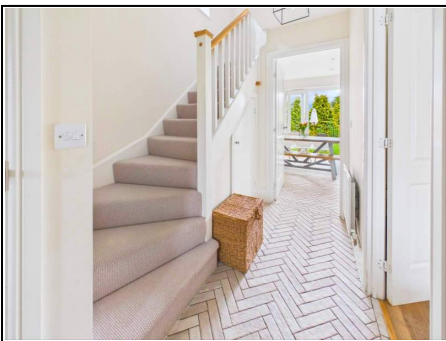
Driveway & Front Garden

2 car tarmacadam driveway with lawn and planted border. Side access to rear garden.



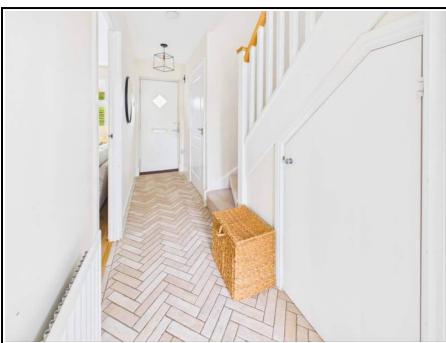
Storm Porch

Covered entrance porch with access to front door and hallway. Outside light.



Entrance Hallway

Bright and welcoming entrance hallway with retro-fitted herringbone tiled flooring and carpeted staircase to first floor. Doors off to ground floor rooms and w/c.



Entrance hallway second angle

As depicted.



Ground Floor WC

Convenient ground floor facility.



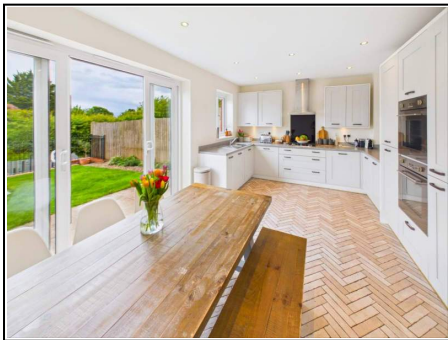
Principle Reception Room

Spacious and beautifully presented main living room with large window and plantation shutters overlooking the front aspect. Chimney breast with feature fire. Wood flooring.



Principle Reception Room second angle

As depicted.



Open Plan Kitchen and Dining Room

Modern, spacious and open-plan kitchen and dining room with upgraded, fully fitted kitchen and dining space. Herringbone tiled flooring and utility cupboard. Sliding doors opening to rear garden.



Kitchen

Upgraded kitchen units, double oven and grill, gas hob with extractor above, sink and drainer, integrated dishwasher and fridge freezer.



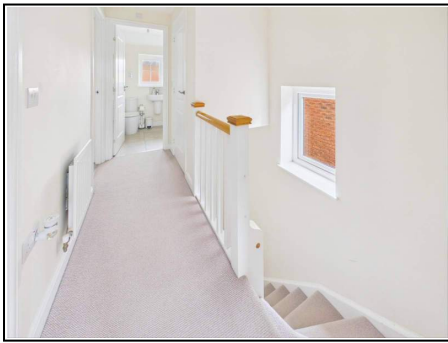
Dining Area

Ample space for large dining table and chairs. Utility cupboard.



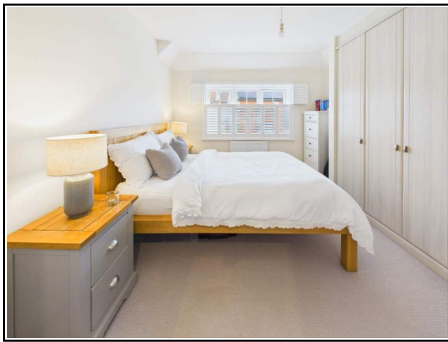
Utility Cupboard

Plumbed for laundry appliances. Door to dining area.



First Floor Landing

Carpeted flooring and stairs, doors off to all bedrooms and bathroom, window to side, loft access hatch. Airing cupboard with combi boiler.



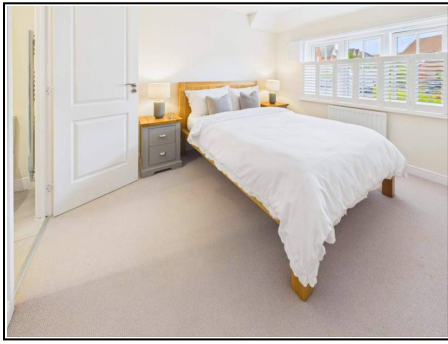
Bedroom 1 with En Suite Shower Room

A very well proportioned and beautifully presented main bedroom suite with 2 sets of fitted wardrobes, large window with plantation shutters to front aspect and en-suite shower/wc.



En Suite Shower Room to Bedroom 1

Modern en-suite facility with shower, w/c and wash hand basin.



Bedroom 1 Second Angle

As depicted.



Bedroom 2

Another excellent size double bedroom this time with the window overlooking the rear garden and with views across the surrounding area. Carpeted flooring and painted walls.



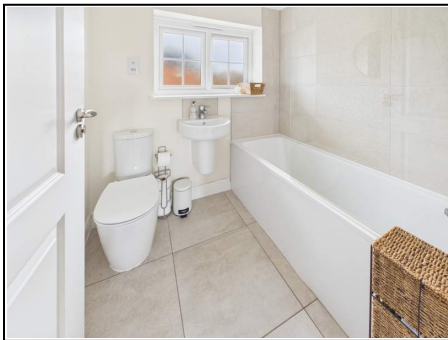
Bedroom 2 Second Angle

As depicted.



Bedroom 3

Bedroom 3 is a well-proportioned 3/4 size double bedroom with ample space for the bed and bedroom furniture. Window to rear aspect. Carpeted flooring and painted walls.



Family Bathroom

Modern family bathroom with white 3 piece suite and shower over the bath. Part tiled and part painted walls, tiled flooring. Window with obscured glazing to front aspect. Towel rail radiator.



Rear Garden

An excellent size, and very private, rear garden, arranged over 2 tiers with well-defined fence boundaries. Level one is mainly laid to lawn with a composite deck seating area and additional paved terrace. Brick steps with fence and handrail lead down to the lower tier.



Decked Sitting Area

Ample outside seating/entertaining area with composite decking.



Rear Garden 2

An additional an even more private garden area with stone pebble base and planting areas with raised beds. Garden shed to remain, hedgerow boundary to rear and seating/firepit area.

Agents Opinion

This really is a beautifully presented and significantly upgraded, show-stopper of a family sized home on this select Redrow development near to Radyr Village centre. The current owners have added many extras since new that include the stylish herringbone floor tiling, upgraded kitchen units and fitted wardrobes. The 2 tier rear garden has been superbly landscaped and enjoys views across Radyr and towards Castell Coch. The vendor's eye for soft furnishing and decoration have made this home a joy to photograph. They are not falling far from this tree with their onward purchase as they have fallen head over heels in love with the area and all that it has to offer. Early viewings are strongly recommended to avoid disappointment.

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 Drainage, Mains Water, Mains Gas

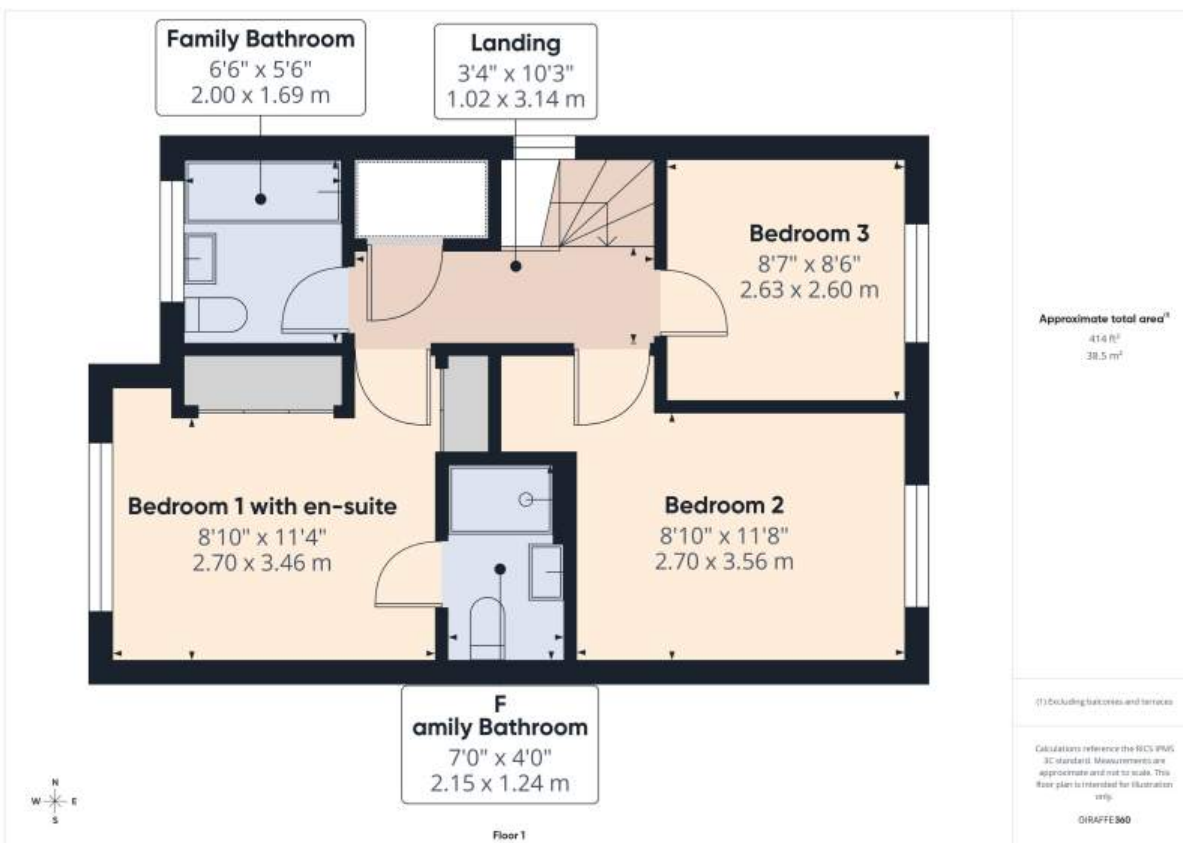
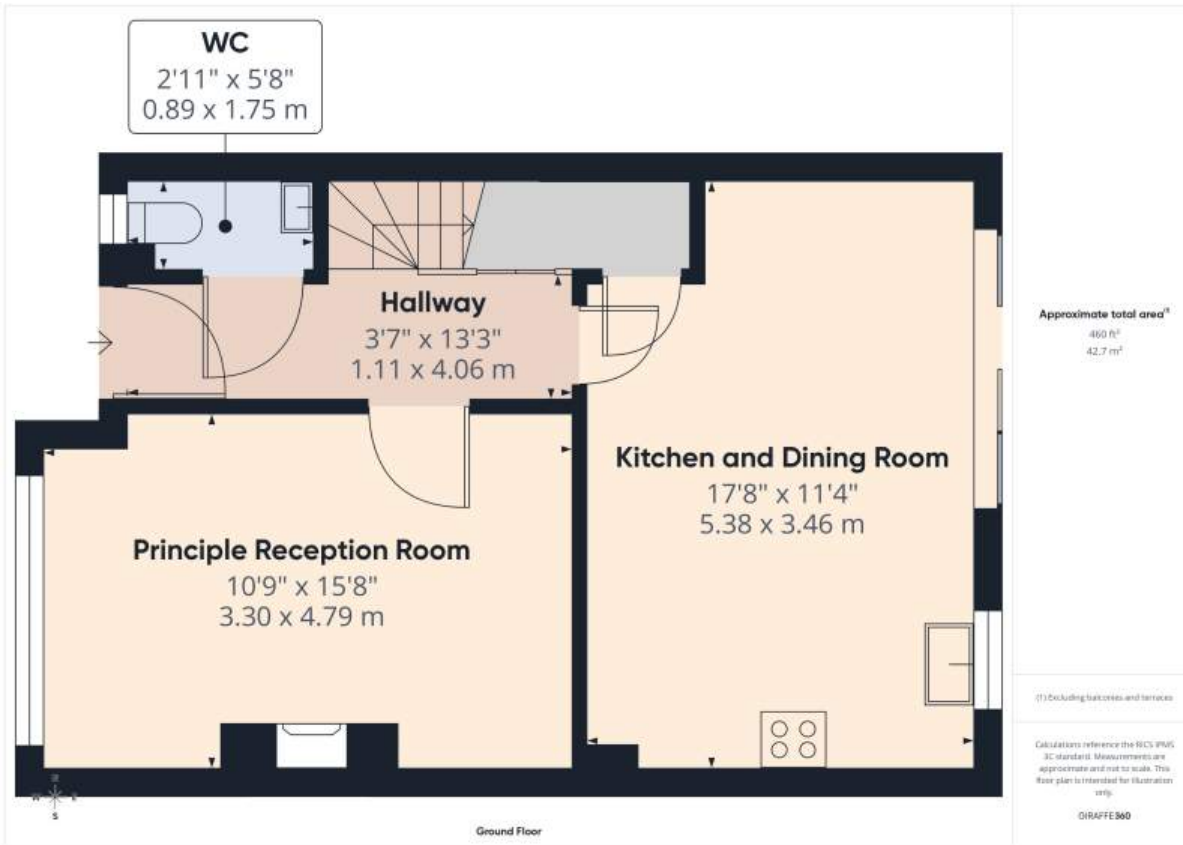
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E








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+) 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, Scotland & Wales	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.