



Edwards & Co
property sales & lettings

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Birchwood Gardens
Whitchurch
Cardiff
CF14

Guide Price £425,000 to £445,000



- Enviably located 3 bedroom detached family home
- Excellent size principal reception room
- Family room opening to rear garden
- Spacious and open plan kitchen and dining room
- Bedroom 1 with en-suite shower room
- Additional double bedroom + 1 single bedroom
- Family bathroom + ground floor w/c
- Driveway parking + integral garage + front garden
- First class Welsh and English school catchments
- MUST BE VIEWED TO BE FULLY APPRECIATED

Ref: PRA53879

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £425,000 to £445,000 - Enviably located and spacious 3 bedroom family-sized detached house in Whitchurch Edwards and Co are delighted to offer for sale this very well presented and maintained property on the highly desired and ideally located Birchwood Gardens. The property offers sizeable 2 storey accommodation, garage, driveway and gardens and is within easy access of Whitchurch Village and all the local amenities as well as to the A470 for Cardiff City centre and the M4. NOT TO BE MISSED.



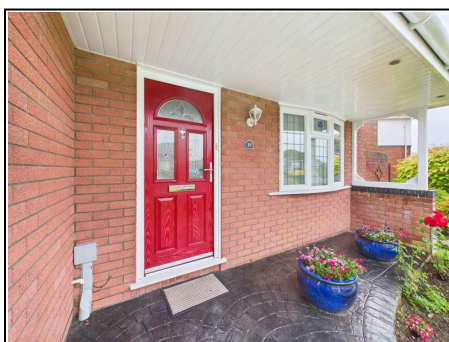
Driveway & Front Garden

Presscrete driveway with front garden mainly laid to lawn with shrubbery. Side access to rear garden.



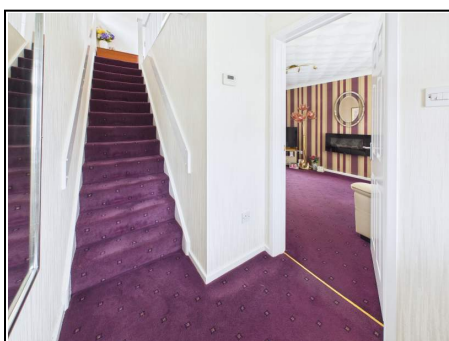
Garage & Driveway

Driveway leading to single garage with up and over garage door. Power and light. Door to kitchen to the rear.



Covered Porch

Covered storm porch providing access to hallway.



Entrance Hallway

Brightly decorated and welcoming entrance hallway with carpeted floor and staircase to first floor. Door to principal reception room.



Entrance Hallway 2

As depicted.



Principal Reception Room

An excellent size main reception room with large windows overlooking the front aspect and open plan to the rear into the family room.



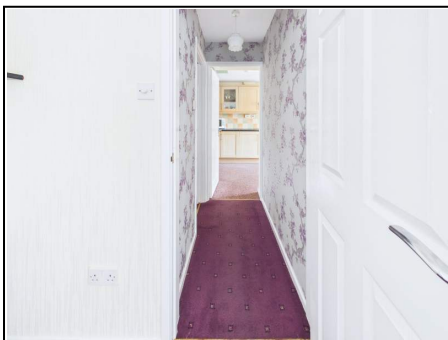
Principal Reception Room Second Angle

As depicted.



Family Room

Another well proportioned reception room currently used as the dining room but suitable for a multitude of uses. Patio doors opening onto the paved terrace and rear garden.



Inner hallway

Inner hallway connecting the main reception rooms to the kitchen and dining areas. Door off to ground floor WC.



Ground Floor WC

Convenient ground floor facility with WC and wash hand basin.



Kitchen

A very spacious and well presented kitchen with a selection of base and wall units with a black work top. Cooker with extractor, sink and drainer, space for washing machine and tall fridge freezer. Open plan to dining room. Door to integral garage. Window overlooking the rear garden.



Kitchen Second Angle

As depicted.



Dining Room

Open plan to the kitchen with ample space for dining table and chairs if desired. Door to rear garden and terrace.



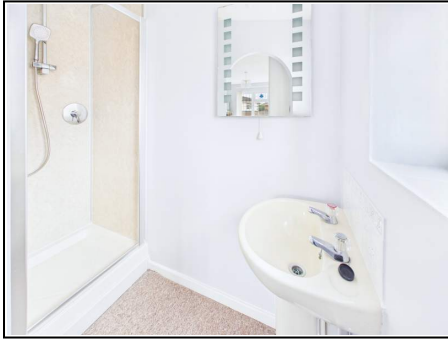
Landing

Brightly decorated hallway with carpeted floor and window to side aspect. Doors off to all bedrooms and family bathroom. Loft access and airing cupboard.



Bedroom 1 with En Suite Shower Room

A generously proportioned principal bedroom suite with fitted wardrobes and large window to front aspect. Brightly decorated and carpeted floor. Archway to en-suite shower room.



En Suite Shower Room to Bedroom 1

En-suite to bedroom 1 as depicted with shower and wash hand basin. Window to side aspect.



Bedroom 2

Bedroom 2 is another excellent size double bedroom with fitted wardrobes and window overlooking the rear garden.



Bedroom 3

Bedroom 3 is a single bedroom with over-stairs storage and space for a single bed or home office furniture if desired. Window to front aspect.



Bathroom

A well presented family bathroom with vanity wash hand basin/WC unit and panelled bath with shower over. Window with obscured glazing to rear aspect.



Rear Garden

A well proportioned, southerly facing and private rear garden laid mainly to lawn with well defined boundaries and paved terrace. Side access to front of property.



Paved Terrace

Large paved outdoor seating/entertaining area.

Agents Opinion

This really is a very well-presented, spacious and ideally located detached family-sized home in Whitchurch. The property has been very well-maintained during the current ownership and is now ready to pass on to the next generation of family to enjoy it as much as they have. Early viewing's are encouraged 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

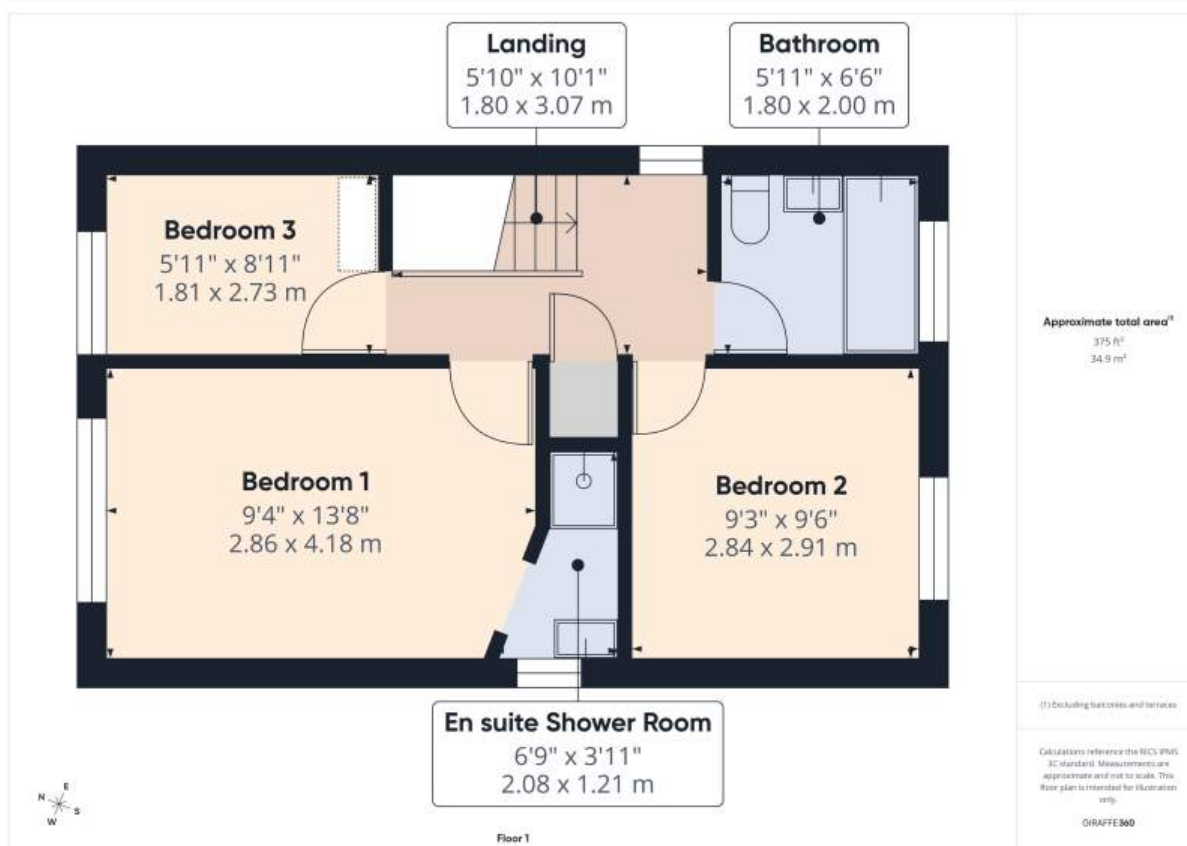
Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Freehold

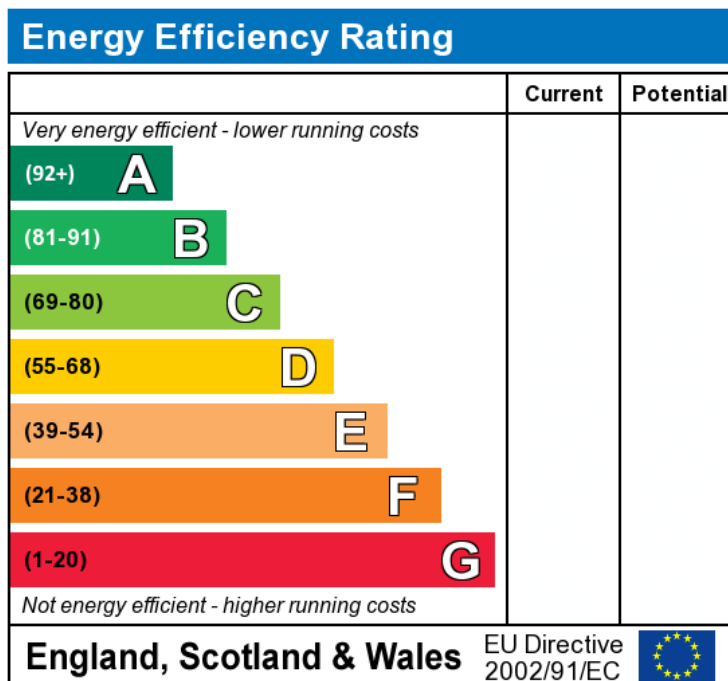
Council Tax

Band 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.