



**Birchwood Gardens
Cardiff
CF14**

POA



- Superb and extended 3 bed detached family home
- Excellent size principal reception room opening to family room
- Fabulous open-plan kitchen and dining room
- Bedroom 1 with en-suite shower room
- Additional double and single bedroom
- Stylish family bathroom + ground floor w/c
- Attached garage and ample driveway parking
- Private and enclosed rear garden + patio area
- Beautifully presented throughout
- Whitchurch PS and HS + Ysgol Glantaf catchments



Ref: PRA53606

Viewing Instructions: Strictly By Appointment Only

General Description

* Ideally located, extended and beautifully presented 3 bedroom detached family home in Whitchurch* Edwards and Co are delighted to offer for sale this fabulous detached Barratt-built home, ideally located close to Whitchurch Village centre and all local amenities. Must be viewed to be fully appreciated.



Driveway

Extensive block paved parking for at least 4 cars. Access door to garage, gate to side access to rear garden.



Garage

Up and over garage door, power and light, access door to rear opening into kitchen area.



Covered Storm Porch

Covered storm canopy, composite front door, outside light.



Entrance Hallway

Brightly decorated entrance hallway, access door to principal reception room and carpeted staircase to first floor. Tiled floor, ceiling light.



Principal Reception Room

An excellent size main reception room, brightly decorated, carpeted floor, feature fireplace with modern electric fire, uPVC window to front aspect, doors opening to family room.

Family Room

Another spacious second reception room/family room, again brightly decorated, laminate flooring, Upvc doors to rear patio and access door to inner hallway to w/c and kitchen/dining room.



Ground Floor WC

Modern ground floor facility with close coupled w/c and vanity wash hand basin.



Kitchen/Dining Room

Extended by the previous owners the open plan kitchen/dining room offers an excellent size fitted kitchen and spacious dining area. Described as follow:



Kitchen

Modern wall and base units with black laminate work surfaces, range-style oven with gas hob and extractor above. Space for washing machine, dishwasher and fridge freezer. Sink with mixer tap. Upvc window to rear aspect. Tiled floor, spotlights to ceiling. Modern decor. Open plan to dining area.



Dining Area

Ample space for dining table and chairs, uPVC doors opening to rear garden and patio. Tiled floor, spotlights, radiator.





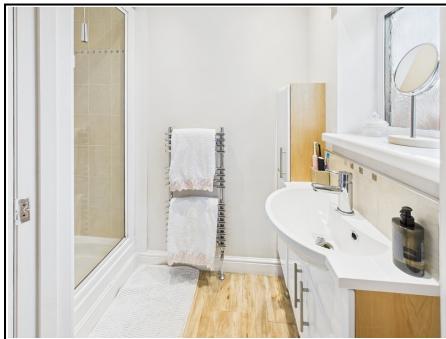
First Floor Landing

Bright, modern decor, carpeted floor, ceiling light, uPVC window to side aspect, loft hatch. Doors to 3 bedrooms and bathroom.



Bedroom 1 with En Suite Shower Room

A very stylish 'master bedroom' with bright, modern decor, carpeted floor, large uPVC window to front aspect, ceiling light, double doors to en-suite shower room.



En Suite Shower Room

Shower cubicle with glazed door and mixer shower, vanity wash hand basin, uPVC window to side aspect with obscured glazing.



Bedroom 2

Another excellent size double bedroom with uPVC window overlooking the rear garden. Modern decor, carpeted floor, ceiling light pendant.



Bedroom 3

Bedroom 3 is a single bedroom with the uPVC window overlooking the front aspect. Space for single bed and occasional furniture, fitted wardrobe, modern decor, carpeted floor, ceiling light pendant.



Family Bathroom

Brightly decorated modern family bathroom with a white panelled bath, close coupled w/c and wash hand basin, towel rail radiator, uPVC window with obscured glazing overlooking the rear aspect.



Rear Garden

Private and enclosed rear garden laid mainly to lawn with planted borders and fence boundaries. Paved terrace, side access to additional side storage area and access to front driveway.



Patio Terrace

Paved outdoor seating area adjacent to lawn area accessed from both the family room and dining area.

Agents Opinion

This really is a beautifully presented and extended, modern detached home in an ideally located vicinity. Ample parking and spacious accommodation really make this a 'must see' property. Call us today to arrange your viewing.

Services

Mains electricity, mains water, mains gas, mains drainage

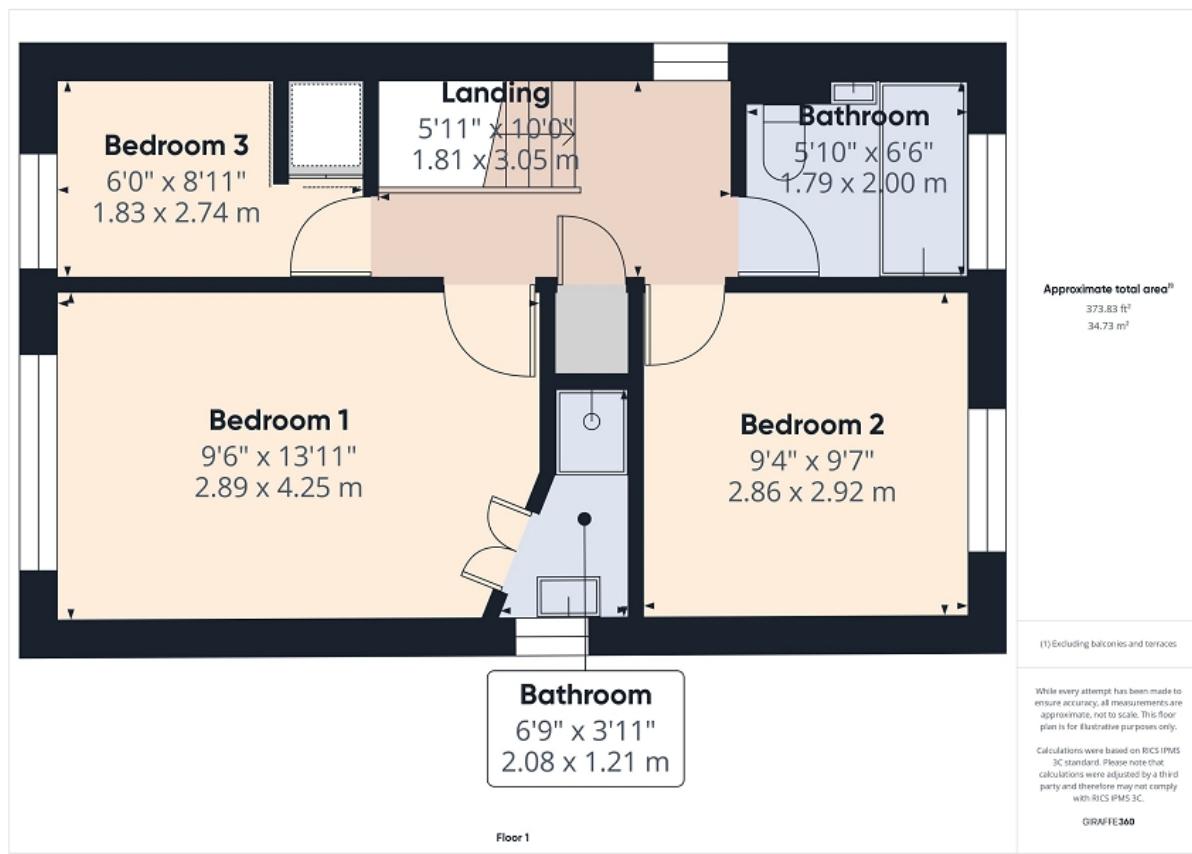
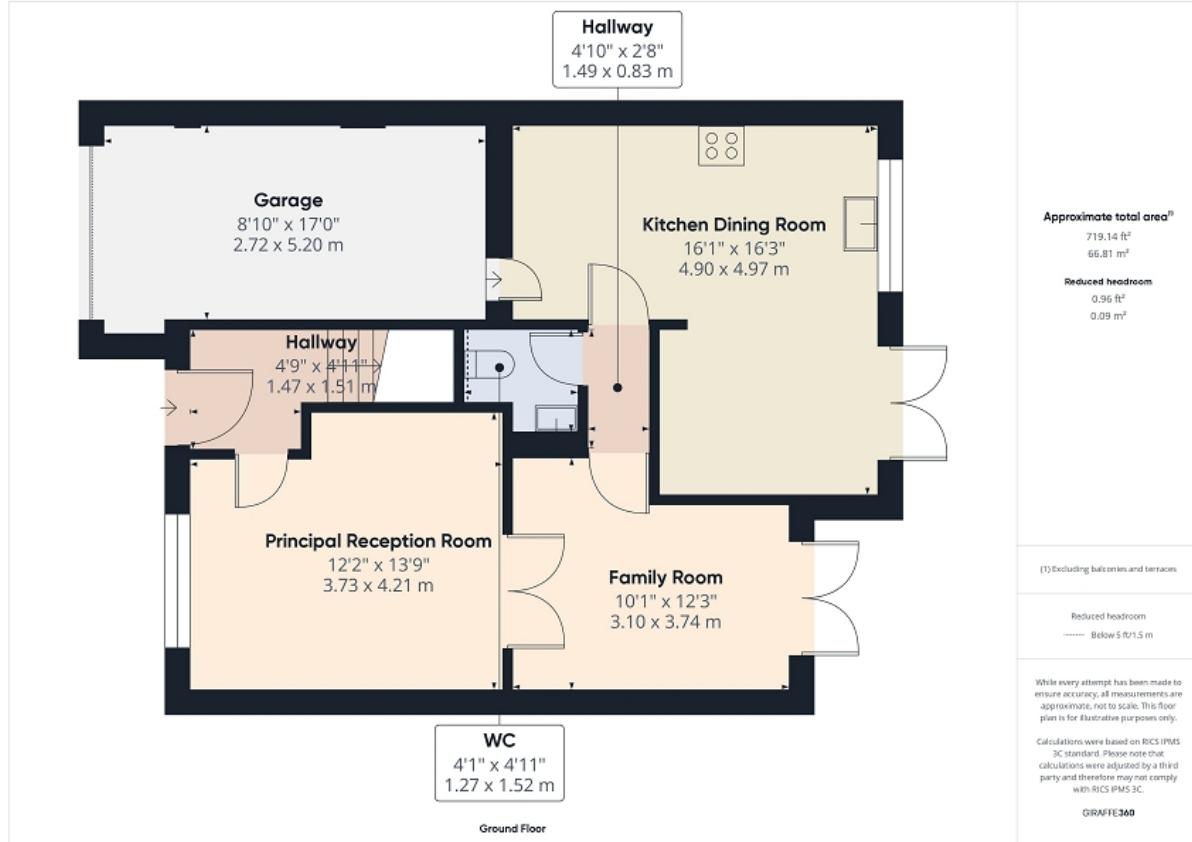
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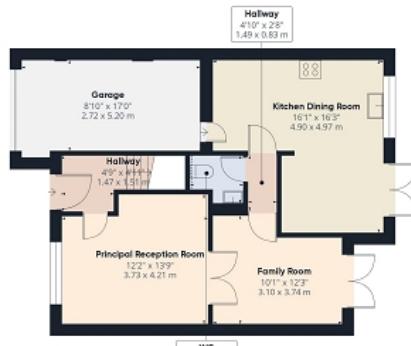
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





Ground Floor

Approximate total area⁽¹⁾

1092.97 ft²
101.54 m²

Reduced headroom
0.96 ft²
0.09 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS SC standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS SC.

GIRAFIE360

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	82
(69-80)	C	
(55-68)	D	68
(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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.