



Edwards & Co
property sales & lettings

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**Merthyr Road
Whitchurch
Cardiff
CF14**

Guide Price £365,000 To £375,000



- Fabulous semi-detached 3 bedroom family home
- Modern open plan kitchen/dining room
- Additional front reception room
- 2 spacious double bedrooms + single bedroom + loft room
- Well presented bathroom + downstairs shower room/wc
- Sizeable private garden with paved seating areas
- 2 modern outbuildings ideal for a home office/salon and summer house
- Driveway parking for multiple vehicles
- Conveniently located for all local amenities
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53927

Viewing Instructions: Strictly By Appointment Only

General Description

GUIDE PRICE £365,000 To £375,000 - Well presented and spacious 3 bedroom semi-detached property with useful garden buildings/home office/salon in Whitchurch Edwards & Co are delighted to offer for sale this beautiful and extended family home retaining many original features. The property offers a modern open-plan kitchen/diner with an additional front reception room. To the first floor and second floor there are 2 very good sized double bedrooms, a sizeable single and a useful loft room. The well proportioned garden features two outbuildings these being an extended garage/utility room/studio and a summer house. Both outbuildings benefit from power and therefore may be utilised as a further work space if desired. The property is within close proximity to all local amenities that Whitchurch and Rhiwbina have to offer plus the A470 provides for transport in and out of Cardiff city centre and beyond. MUST BE VIEWED TO BE FULLY APPRECIATED.



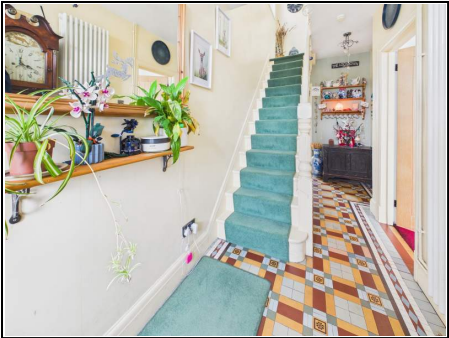
Driveway

A attractive red brick home with bay windows and a front door leading to the property. Well-presented resin driveway providing for parking for multiple vehicles, there is side access to the rear garden.



Entrance To Property

Beautiful entrance porch with tiled walls, a well maintained front door and a outside light. Leading into entrance hallway.



Hallway

Bright and spacious hallway with attractive tiled flooring. Carpeted stairs leading to first floor accommodation and doors lead to the kitchen, dining room and living room.



Hallway 2

As depicted.



Hallway 3

As depicted.



Living Room

Sizeable living room with a large bay window to the front aspect with plantation shutters. A beautiful feature fireplace with a wooden mantle. Carpeted flooring.



Dining Room

A sizeable dining room entered from the hallway and open to the kitchen. Attractive wooden parquet flooring, ample space for dining room furniture.



Dining Room Second Angle

As depicted.



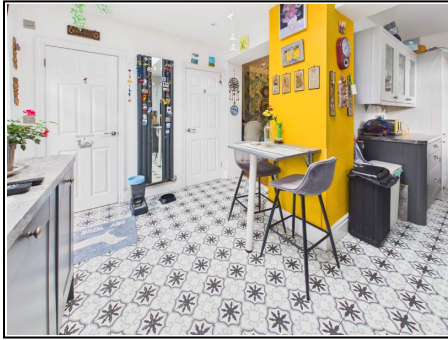
Kitchen

Fully fitted kitchen comprising of a gas hob with extractor fan over, one and a half bowl sink drainer unit with mixer tap. Integrated dishwasher and fridge freezer.



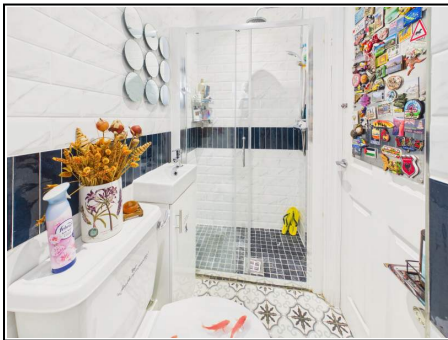
Kitchen Second Angle

As depicted.



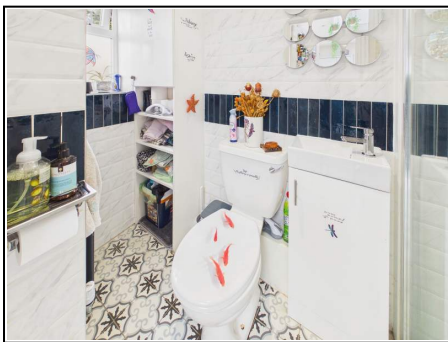
Kitchen Third Angle

Well presented and modernised kitchen with ample base and eye level units, window and patio doors to rear garden, window to side aspect and sky light. Doors to storage cupboard and shower room/wc.



Shower Room

Convenient and well presented downstairs shower room with shower cubicle with a rainfall shower head. W/c, wash hand basin with mixer tap set in a vanity unit. Obscured window to rear aspect, fully tiled, shelving.



Shower Room 2

As depicted



Landing

Bright and open first floor landing. Doors to bathroom and bedrooms. Obscured window to side aspect and carpeted flooring .



Bedroom 1

Bedroom 1 provides for a excellent sized double bedroom with a large window to the front aspect with plantation shutters. Ample space for bedroom furniture and carpeted flooring.



Bedroom 2

Bedroom 2 provides for a further spacious double bedroom with a window overlooking the rear garden with plantation shutters. This bedroom benefits from ample storage space with fitted wardrobes and there is access to the loft room. Wooden flooring.



Bedroom 3

Bedroom 3 provides for a sizeable single bedroom with a window to the front aspect with plantation shutters. This room may be further utilised as a home office or dressing room. Carpeted flooring.



Bathroom

Well presented modern bathroom. Bath with glass screen and rainfall shower head over, w/c wash hand basin with mixer tap. Heated towel rail and obscured window to rear garden.



Loft Room

Useful loft room entered through Bedroom 2 by pool down ladder. Convenient for a further home office or great storage option. Velux window.



Rear Garden

This property benefits from a unique garden ideal for relaxing and hosting with ample seating areas and outbuildings. The sizeable garden has been well kept and well loved with well defined fenced boundaries.



Rear Garden 2

Ample space for a greenhouse and to accommodate for vegetable patches.



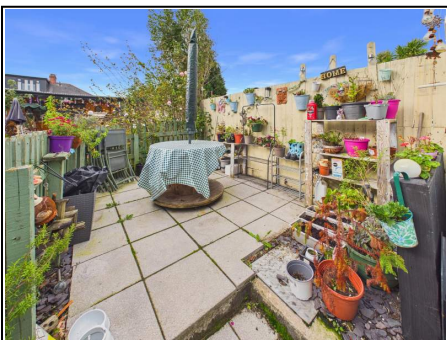
Rear Garden 3

As depicted.



Rear Garden 4

As depicted.



Paved Patio Area

Well defined paved patio sitting area which benefits from ample sun. Plentiful space for garden furniture for hosting and relaxing.



Sitting Area

A further sitting area outside the summer house. This area is covered and can be used in any weather.



Summer House

Well presented summer house with power and a wall mounted radiator. Ideal to be converted into a home office or entertainment space. Windows and doors to front aspect, also useful storage around the side.



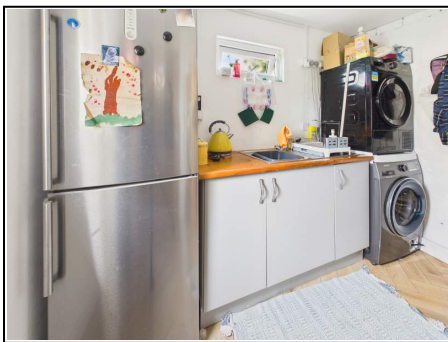
Garage

As depicted.



Garage/Studio

Extended garage with window to side and patio doors to front aspect. Wooden floor, wall mounted radiator and power. Ideal as a further home office or potentially as a annexe.



Garage/Utility Room

Useful utility room with base units, a single bowl sink drainer unit with a mixer tap and plumbing for a washing machine and dryer. Window to side. May be converted to bathroom/w/c.

Agents Opinion

This property is a great opportunity to purchase a family home retaining many original features and great living space. The unique garden is amazing for hosting with ample entertainment space and the outbuildings provide great

opportunities as a potential annexe, home office, storage or entertainment space. This well presented home is well worth visiting.

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 Gas, Mains Drainage, Mains Water

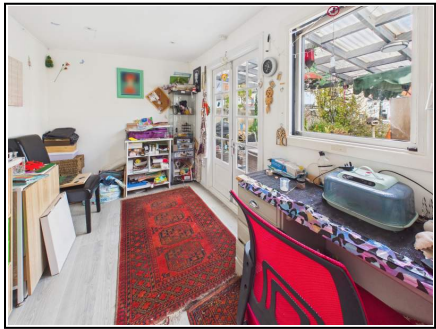
EPC Rating:62

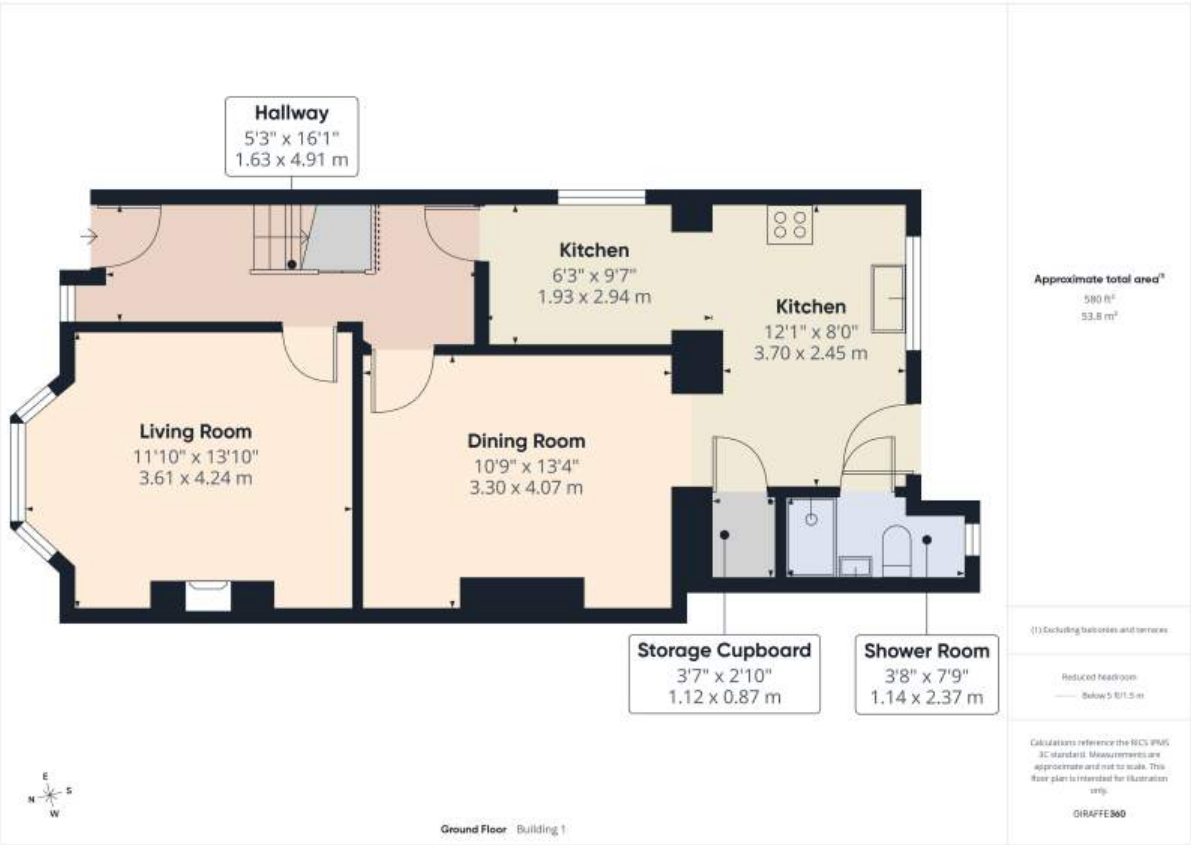
Tenure

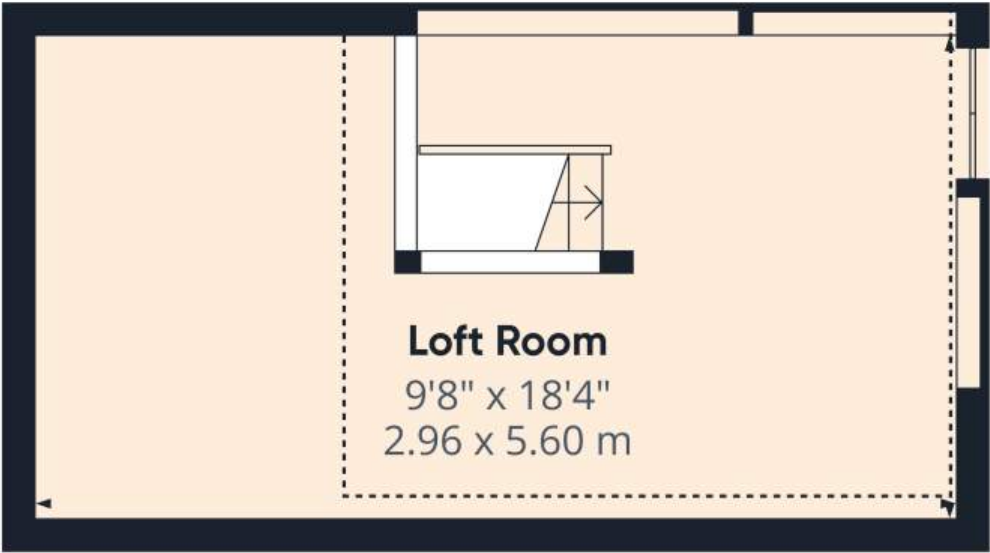
We are informed that the tenure is Freehold

Council Tax

Band E







Loft Room
9'8" x 18'4"
2.96 x 5.60 m



Floor 2 Building 1

Approximate total area⁽¹⁾
175 ft²
16.3 m²

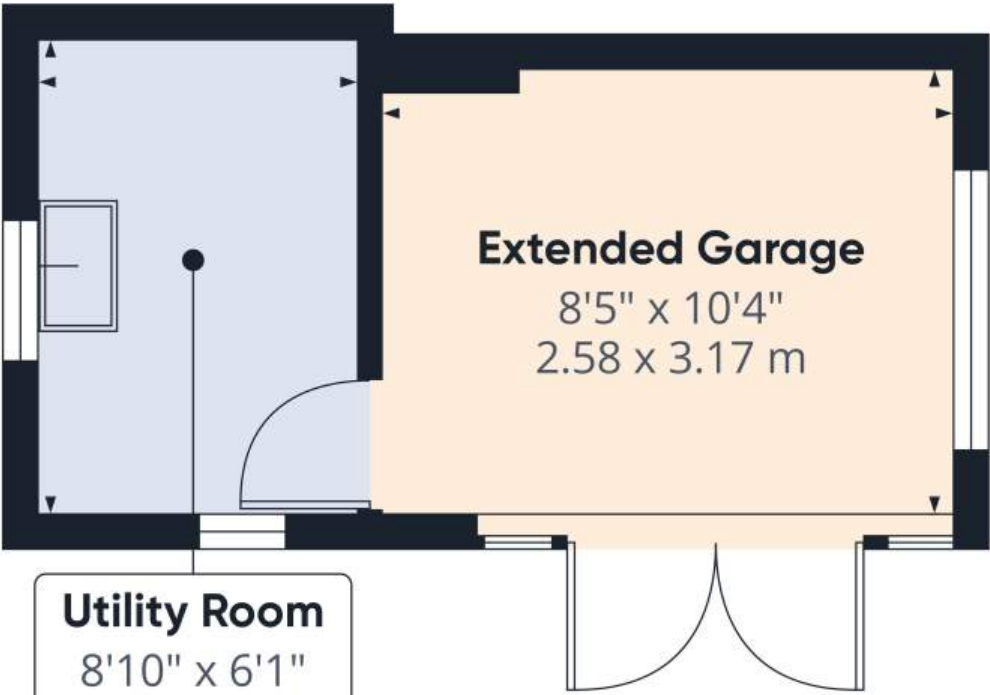
Reduced headroom
73 ft²
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BCS PM5
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Utility Room
8'10" x 6'1"
2.70 x 1.87 m

Extended Garage
8'5" x 10'4"
2.58 x 3.17 m



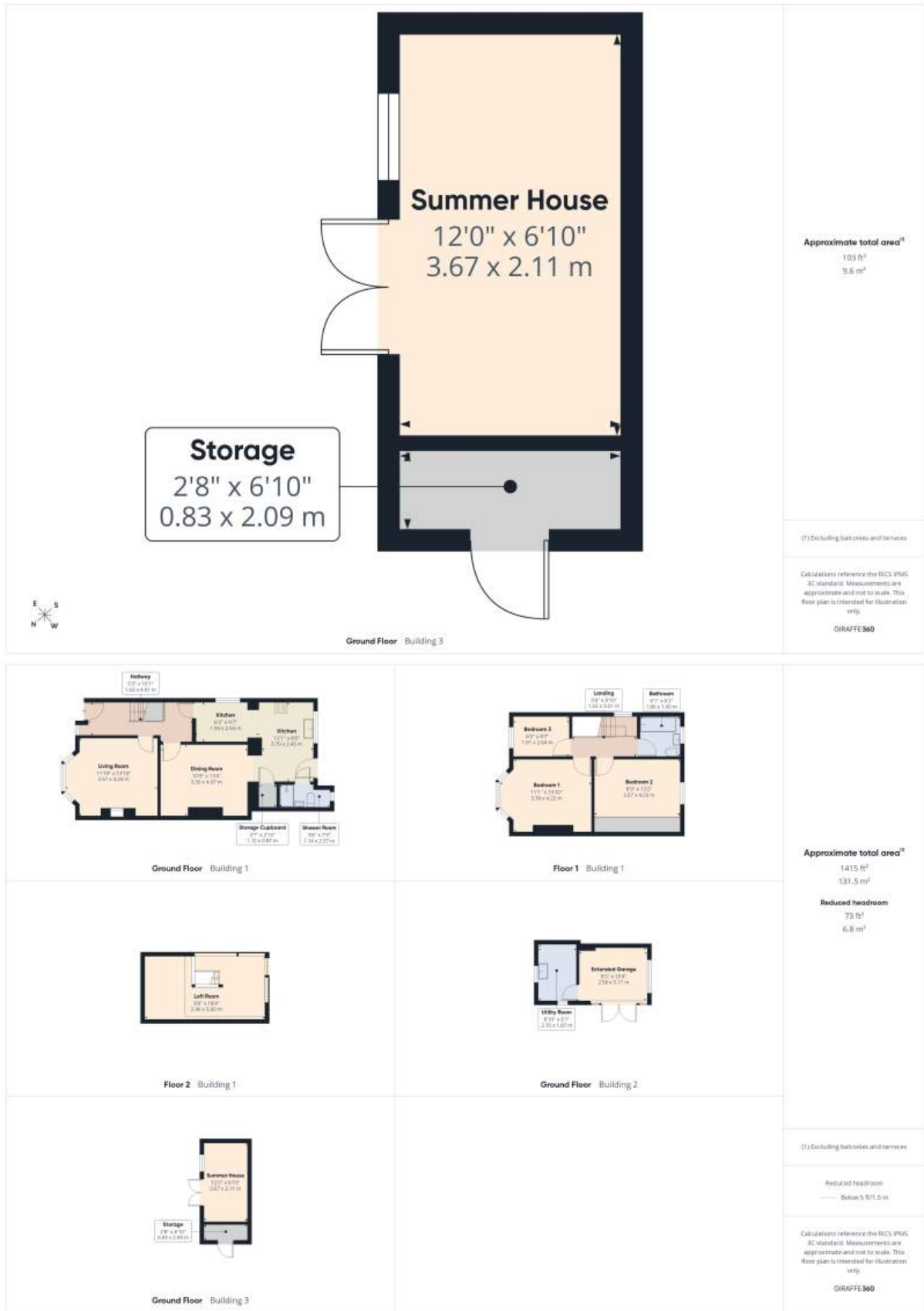
Ground Floor Building 2

Approximate total area⁽¹⁾
143 ft²
13.3 m²

(1) Excluding balconies and terraces

Calculations reference the BCS PM5
3C standard. Measurements are
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only.

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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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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.