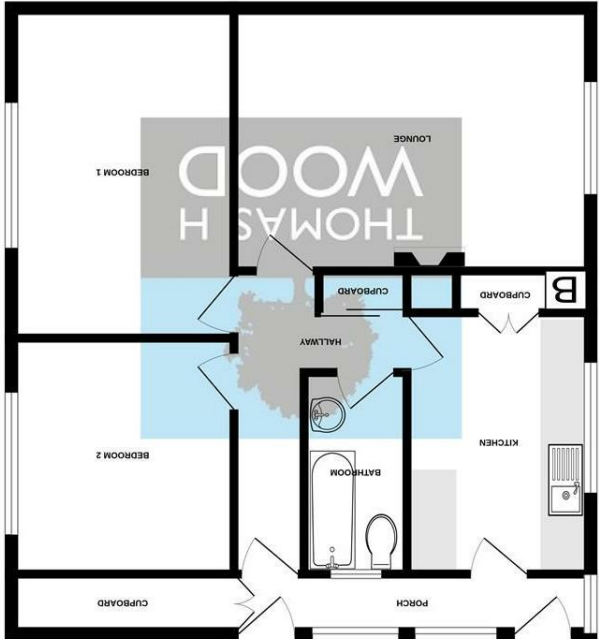


**GROUND FLOOR**  
**TOTAL FLOOR AREA : 64.8 sq.m. (697 sq.ft.) approx.**

When viewing this home the agent is taking the account of the condition of the property as seen on the day. Plans, photos, videos and other means are approximate in size and dimension. Measurements of doors, windows, floors and other items are approximate in size and dimension and no guarantee is given. The agents, photos and appliances shown have not been used and no guarantee is given. Measurements are approximate and no guarantee is given. Map data ©2024



**GROUND FLOOR**  
**64.8 sq.m. (697 sq.ft.) approx.**

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	70
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

**CONTACT**

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58 Heol Lewis,  
Rhiwbina, Cardiff  
CF14 6QB

Asking Price £165,000  
Maisonette  
2 Bedrooms



Tenure - Leasehold

Floor Area - 697.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - C73

\*\*\*\*CASH BUYERS ONLY \*\*\*\*

A spacious and well-presented two double bedroom ground floor apartment ideally located on Heol Lewis in Rhiwbina. Set in a quiet location and benefiting from front, side and rear gardens, garage, a modern Worcester combination boiler and no onward chain. The property is within walking distance of the highly regarded primary and secondary schools and the shops and amenities of Heol Llanishen Fach. The property briefly comprises a spacious lounge, two double bedrooms, fitted kitchen and family bathroom. CASH BUYERS ONLY.

#### HALLWAY

Entered via UPVC sliding door to full width porch with large storage cupboard. Doors to hallway and kitchen.

#### LOUNGE

3.51m x 5.13m (11'6" x 16'9")

A generous reception room with picture UPVC double glazed window to front, carpeted floor, electric fireplace, papered walls and ceiling with coving. Radiator panel. Ample space to accommodate sofas, plus table and chairs.

#### KITCHEN

3.45m x 2.54m (11'3" x 8'3")

Fitted floor units with stainless steel sink and drainer. Electric hob and oven. Useful storage cupboard with Worcester combination boiler. Tile effect lino flooring, UPVC double glazed window and door.

#### BEDROOM ONE

3.89m x 3.15m (12'9" x 10'4")

An excellent size bedroom with UPVC double glazed window to rear, papered walls and ceiling, wood block flooring, space for wardrobes and radiator panel.

#### BEDROOM TWO

3.12m x 3.15m (10'2" x 10'4")

A further double bedroom UPVC double glazed window to rear, papered walls and ceiling with coving, carpeted floor, space for wardrobes and radiator panel.

#### BATHROOM

2.69m x 1.45 (8'9" x 4'9")

A white three-piece suite comprising low level WC, panel bath with electric shower over. Pedestal wash hand basin with chrome mixer taps. Partially tiled walls and lino flooring. Single glazed window and radiator panel.

#### OUTSIDE

Front, side and rear gardens. Patio area with decorative stone. Driveway leading to single garage with up and over door.

#### TENURE

Leasehold - Terms remaining approx 69 years

Buildings Insurance circa £291.50 p.a.

Ground Rent £300 p.a.

#### COUNCIL TAX

Band D



