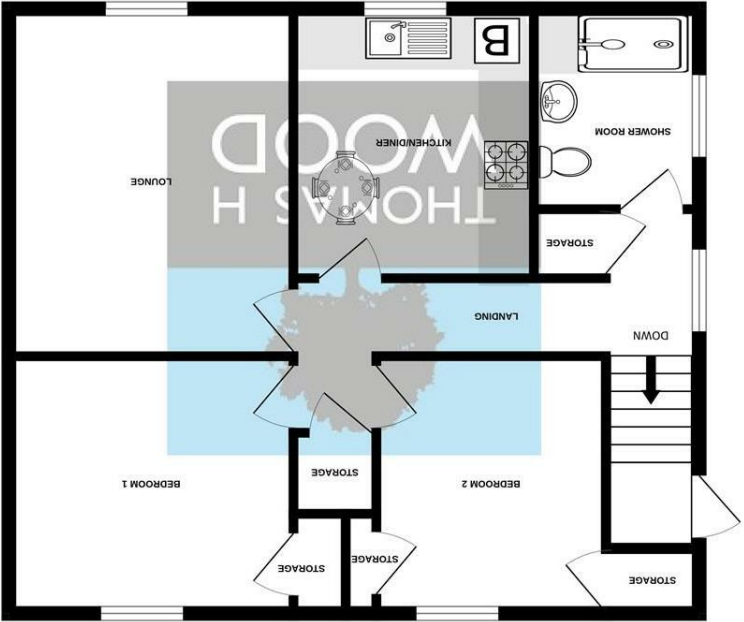


Map data ©2024



GROUND FLOOR
62.6 sq.m. (674 sq.ft.) approx.

FIRST FLOOR TWO BEDROOM
62.6 sq.m. (674 sq.ft.) approx.

Energy Efficiency Rating	
Current	Potential
77	77

Very energy efficient - lower running costs (92 plus) **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

EU Directive 2002/91/EC
 England & Wales

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8 Blaen-Y-Coed,
Rhiwbina, Cardiff
CF14 6LL

Asking Price £159,950
Maisonette
2 Bedrooms

Tenure - Leasehold

Floor Area - 674.00 sq ft

Current EPC Rating - C77

Potential EPC Rating - C77

A beautifully presented, two double bedroom first floor apartment ideally located on Blaen Y Coed in Rhiwbina. The current owner has maintained the property to a very high standard and is offered for sale in excellent condition throughout. The property benefits from a modern Worcester combination boiler and a private rear garden. Just a short walk to the shops and amenities of Heol Llanishen Fach, the local park and the Butchers Arms. The excellent public transport links and the highly regarded primary school are a short walk away. The property briefly comprises; entrance hallway with excellent storage, stairs rising to the first floor, shower room, kitchen/diner, lounge and two bedrooms. Cash buyers only due to the length of the lease.

ENTRANCE HALLWAY

Laminate flooring leading to carpeted staircase rising to the first floor. Papered walls and textured coving. UPVC window to side aspect, utility cupboards, radiator, two light pendants, loft hatch access and doors to all rooms.

SHOWER ROOM

7'1"x 8'11"

A modern three piece suite comprising walk in shower, low level WC and pedestal hand wash basin. Vinyl flooring and tiled walls. Chrome heated towel rail and UPVC window.

KITCHEN/ DINER

9'5" x 10'3"

A spacious kitchen/diner with a range of wall and base units with contrasting worksurfaces over and breakfast bar. Tile effect flooring, part tiled walls and textured ceiling with coving. Stainless steel sink, electric oven and gas hob. Space an plumbing for washing machine and wall mounted Worcester combination boiler.

LOUNGE

10'11" x 13'6"

A beautifully decorated reception room with grey oak laminate flooring, painted and papered feature wall, textured ceiling with coving, UPVC window to front aspect and radiator.

BEDROOM ONE

A good size double bedroom with carpeted floor, painted and papered feature wall and textured ceiling with coving. UPVC window to rear aspect, fitted wardrobe and radiator.

BEDROOM TWO

10'9" into alcove x 10'5"

A further double bedroom with carpeted floor, painted and papered feature wall and textured ceiling with coving. UPVC window to rear aspect, fitted cupboards and radiator.

OUTSIDE

OUTSIDE

FRONT

Paved pathways, chipping area, dwarf wall and fenced boundaries. Private designated parking.

REAR

Paved patio, shed, washing line, mature bushes, fenced boundaries.

TENURE

We are informed by the vendor that there are 57 years remaining on the current lease.

We are informed by the vendor that the management company is Coffin.

We are informed by the vendor that there is a £60.00 charge for ground rent per year.

We are informed by the vendor that there is a £275.70 charge for building insurance per year.

COUNCIL TAX

Band D

EPC

Rating C



