



Edwards & Co
property sales & lettings

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**Cefn Graig
Cardiff
CF14**

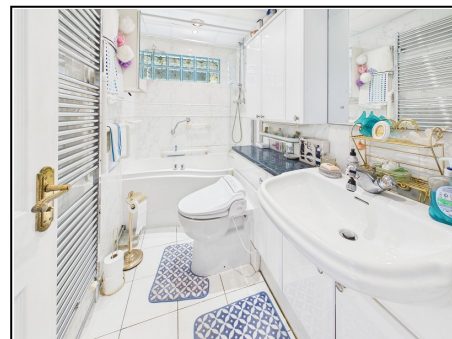
Guide price £140,000



- Very well-proportioned 2 bed ground floor maisonette
- Excellent size lounge/diner
- Fully fitted kitchen
- Spacious bathroom
- Bedroom 1 with fitted wardrobes
- Bedroom 2 currently used as additional reception room
- Front and rear gardens
- Single garage in block to rear
- Approximately 39 years remaining on lease tbc
- MUST BE VIEWED

Ref: PRA53610

Viewing Instructions: Strictly By Appointment Only



General Description

Much-loved 2 double bedroom ground floor maisonette with garage and gardens Edwards and Co are delighted to offer for sale this well-proportioned 2 bed property in Cefn Graig. The property is offered for sale with 39 years approximately remaining on the current lease and with no onward chain.



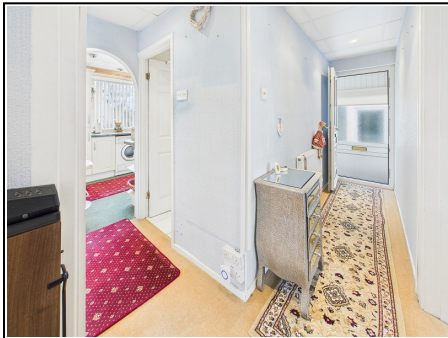
Front Garden

Paved front garden with planted borders and mature Acer.



Entrance Porch

Upvc enclosed entrance porch with power and light and under-stairs storage cupboard. Access door to entrance hallway and kitchen.



Entrance Hallway

Brightly decorated and inviting 'L' shaped hallway with Upvc entrance door and access doors to all rooms.



Living Room

Spacious and brightly decorated main living room with space for lounge suite and dining table if desired, large uPVC window overlooking the front garden, feature fireplace.



Bedroom 1

An excellent size main bedroom with fitted wardrobes to 2 walls, one with mirrored doors, bright decor and large window overlooking rear garden.



Bedroom 2 / Second Reception Room

Bedroom 2 is another double bedroom currently utilised as an additional reception room/dining room/study. Brightly decorated and with large uPVC window to rear aspect.



Bathroom

A beautifully presented and fitted bathroom with shower bath, automated toilet and vanity wash hand basin, towel rail radiator, tiled walls.



Kitchen

A very spacious fully fitted kitchen with a range of modern units to 2 walls, gas hob with extractor above, double oven and grill, sink and drainer, plumbed for washing machine, boiler cupboard. Large uPVC window overlooking the front aspect and door to entrance porch.



Rear Garden

Private and enclosed fully paved rear garden with access gate from communal pathway and fence boundaries.



Garage

Single garage with up and over door, one in a block of garages located directly to the rear of the property.

Lease / Charges

We are informed that there are approximately 39 years remaining on the current lease and this must be confirmed by the purchasers Solicitor prior to completion of sale. There are no service charges and ground rent is to be confirmed by the vendor.

Agents Opinion

This is a well-maintained and spacious ground floor property in a great location and only a short stroll to the bus stop or a little further to the Village centre of Rhiwbina. The property is offered with a short lease however this can be extended further by separate negotiation with the ground Landlord.

Services

Mains electricity, mains water, mains gas, mains drainage

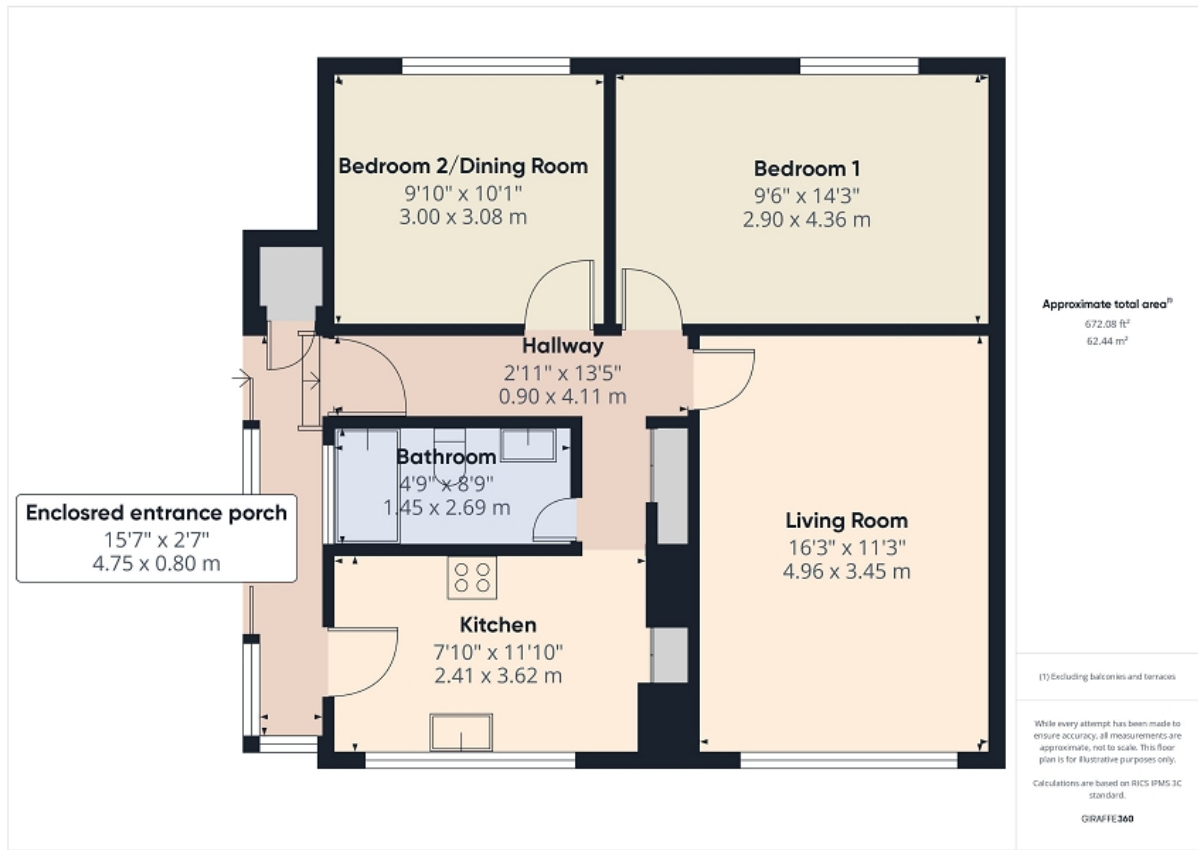
EPC Rating:64

Tenure


We are informed that the tenure is Leasehold

Council Tax


Band D



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		74
(55-68) D	64	
(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 (CO ₂) 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.