



**Edwards & Co**  
property sales & lettings

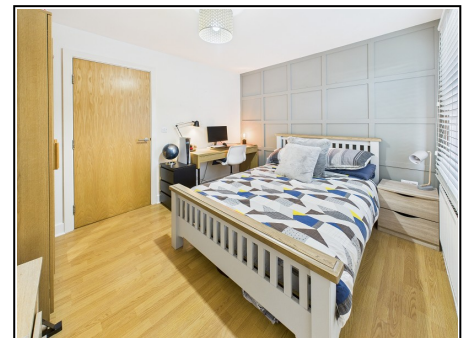
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Yr Arglawdd  
Heathwood Road  
Cardiff  
CF14

Guide Price £265,000



- Superb and stylish 2 double bed room ground floor apartment
- Modern open-plan kitchen/dining/lounge area
- Bedroom 1 with en-suite shower room/wc
- Double bedroom 2
- Modern bathroom
- Beautifully presented throughout
- Parking area with dedicated parking space
- Communal gardens
- Enviably located close to all local amenities and parkland
- IDEAL 1ST TIME BUY OR DOWN-SIZER



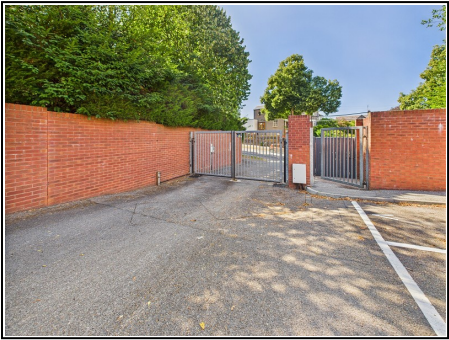
**Ref: PRA53676**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Beautifully presented and spacious 2 double bedroom ground floor apartment in enviably located gated community\*  
Edwards and Co are delighted to offer for sale this stylish apartment on Heathwood Road, Heath, Cardiff. The property offers stylish accommodation together with parking and communal gardens. MUST BE VIEWED.

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## Front Entrance

Secure gated entrance with electrically operated gates and telephone entry system.

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## Parking Area

Residents parking area with dedicated parking space adjacent to communal entrance. Additional visitor parking space.

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## Communal Gardens

Lawned communal gardens to the front and rear of the property.

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## Communal Entrance

Secure covered entrance with telephone entry.

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## Communal Entrance Hall

Communal entrance hall with door to property directly on its left hand side. Stairs to first floor.

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## Entrance Hallway

Bright and inviting entrance hallway with modern decor, laminate flooring and telephone entry system. Pendant light fitting.



## Bedroom 2

Double bedroom with PVC window overlooking the front aspect, laminate flooring, pendant light fitting, radiator and modern decor.



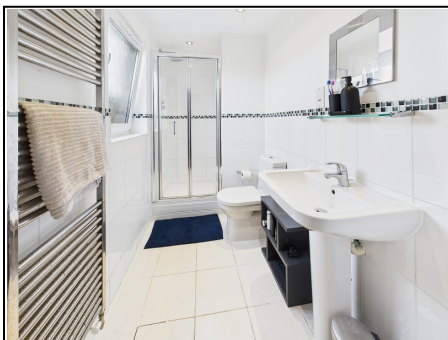
## Bathroom

Modern bathroom suite with close coupled wc, panelled bath and pedestal wash hand basin. towel rail radiator, part tiled walls and tiled floor.



## Bedroom 1 with En Suite Shower Room

A bright and modern main bedroom suite with modern decor, laminate flooring, PVC window overlooking rear aspect, pendant light fitting and radiator, door to en-suite.



## En Suite to Bedroom 1

An excellent size en-suite shower room w/c with close coupled w/c, pedestal wash hand basin and shower cubicle. PVC window with obscured to rear aspect. Tiled walls and flooring.



## Kitchen

A stylish and modern kitchen with an impressive range of light cherrywood units, integrated dishwasher, washing machine and fridge freezer, electric hob with extractor, sink and drainer, PVC window overlooking front aspect. Tiled floor. spot lights to ceiling.

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## Dining Area

Spacious open plan dining area to both kitchen and lounge area. Modern decor, laminate flooring, window to front aspect, pendant light fitting and radiator.

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## Lounge Area

Excellent size sitting/lounge area open plan to the dining room with PVC window to the rear aspect. Modern decor, laminate flooring, pendant lighting, radiator.

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## Lease / Charges

To be confirmed by vendor.

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## Agents Opinion

Yr Aglawdd is a highly desirable and enviably located gated community located off Heathwood Road, Cardiff. The ground floor property is spacious and beautifully presented and will make an ideal first time buy or down-sizer. Not to be missed.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

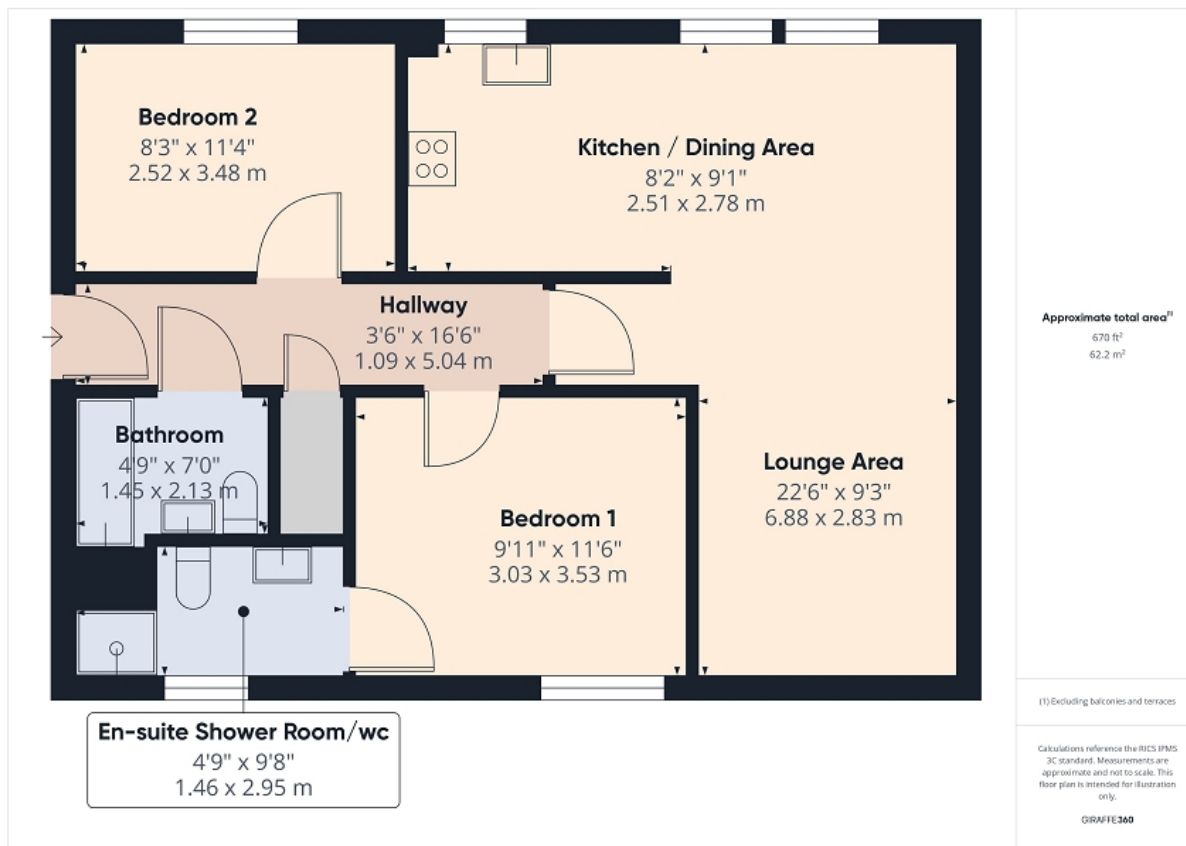
## Tenure

We are informed that the tenure is Leasehold



## Council Tax

Band E

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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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 			<b>England, Scotland &amp; Wales</b> 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.