



**Edwards & Co**  
property sales & lettings

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Nant Walla  
Rhiwbina  
Cardiff  
CF14

Guide Price £170,000



- Spacious and enviably located 2 double bedroom apartment
- Sizeable kitchen/breakfast room
- Excellent size lounge/dining room
- 2 very well-proportioned double bedrooms
- Modern bathroom
- Private and enclosed rear garden
- Residents parking area
- Approximately 67 years remaining on current lease tbc
- Ideal down-sizer. Speak to us re. lease extension/mortgage options
- NOT TO BE MISSED



**Ref: PRA53719**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Spacious and ideally located 2 double bedroom first floor apartment in Rhiwbina\* Edwards and Co are delighted to offer for sale this attractively positioned property off Heol y Felin. The property offers sizeable 'single storey' accommodation together with parking and private rear garden. Located close to all local amenities and adjacent parkland, this property must be viewed to be fully appreciated.

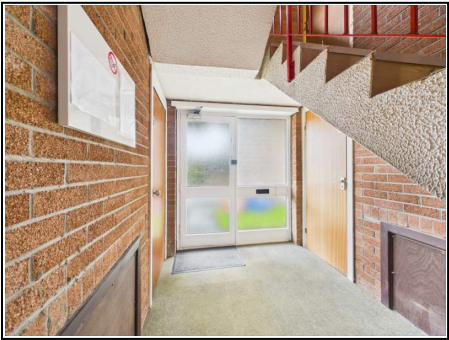
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## Communal Entrance

This property features a charming entrance area with a covered porch. The entrance is accessible through double glass doors, providing an inviting entry point. The surrounding walls are constructed from brick, creating a durable and low-maintenance exterior. To the left of the entrance is an allocated garden area for the apartment.

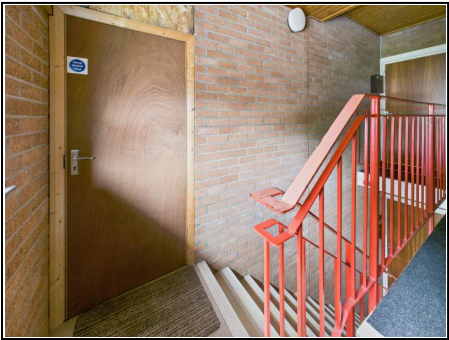
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## Communal Entrance Hall

This entrance hallway features a spacious and practical layout with brick walls, enhancing durability and aesthetic appeal. Natural light enters through the glazed entrance door, leading to the outdoor area. The floor is finished in a durable material, providing easy maintenance. A flight of stairs leads up to the first floor landing.

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## Storage Cupboard

A handy private storage cupboard positioned on the first floor landing area.

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## Entrance Hallway

This corridor features a light, neutral colour scheme, enhancing the sense of space and brightness. The flooring consists of a combination of carpet and laminate, providing a practical and comfortable surface. The area is well-lit, with an overhead light fixture adding to the illumination. Doors along the corridor lead to various rooms, indicating a functional layout.

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## Bathroom

The modern bathroom features a light and airy design, characterised by tiled walls and a window that allows natural light to fill the space. The room includes a combined bath and shower area, with a stylish curved design. The flooring is finished in a neutral tone, enhancing the overall brightness of the room. A clean and functional layout provides ample space for movement and utility.



## Kitchen/breakfast room

This kitchen features a practical layout with a blend of modern design and ample workspace. It offers an efficient arrangement for cooking and meal preparation, complemented by a generous amount of cabinetry for storage. The room benefits from natural light and has a warm colour palette with wooden flooring, creating an inviting atmosphere. There is ample space for a breakfasting table and free-standing fridge freezer if desired.



## Lounge/Dining Room

The very spacious spacious living room features large windows, allowing for ample natural light. The room has a neutral colour scheme, creating a warm and inviting atmosphere. The layout provides flexibility for various seating arrangements, perfect for relaxation or entertaining. The flooring is carpeted, contributing to a comfortable environment.



## Bedroom 1

This spacious double bedroom offers ample natural light with a generous window that enhances the overall brightness of the room. The walls are neutrally decorated, providing a versatile background for various interior styles. The layout allows for comfortable movement and potential for reconfiguration if desired. The room also features a built in wardrobe to one wall.



## Bedroom 2

Bedroom 2 is another generously proportioned double bedroom and offers a sleeping area with a spacious layout and ample natural light. The walls are painted in a soft colour, creating a bright and inviting atmosphere. The room features a large window, allowing for plenty of daylight. The flooring is carpeted, adding a comfortable touch to the space. In-built single wardrobe.



## Rear Garden

Private and enclosed rear garden with rear access from the parking area. The neighbouring property's garden has access along one side closest to the rear.

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## Parking Area

Sizeable communal parking area to the side and rear of the property with one allocated space and visitor parking.

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## Lease / Charges

We are informed that there are approximately 67 years remaining on the current lease and a minimal ground rent payment annually. Both these figures will need confirmation prior to sale completion.

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## Agents Opinion

This really is a particularly spacious property and ideally located close to the park, bus stop and only a short walk to the Village centres of both Rhiwbina and LLanishen Fach. Although only a relatively short lease remains, this can be extended in due course via negotiation with the Ground Landlord. Mortgages may also be available and we would suggest you take independent specialist advice regarding this. Must be viewed to be fully appreciated.

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## 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.

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## 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.

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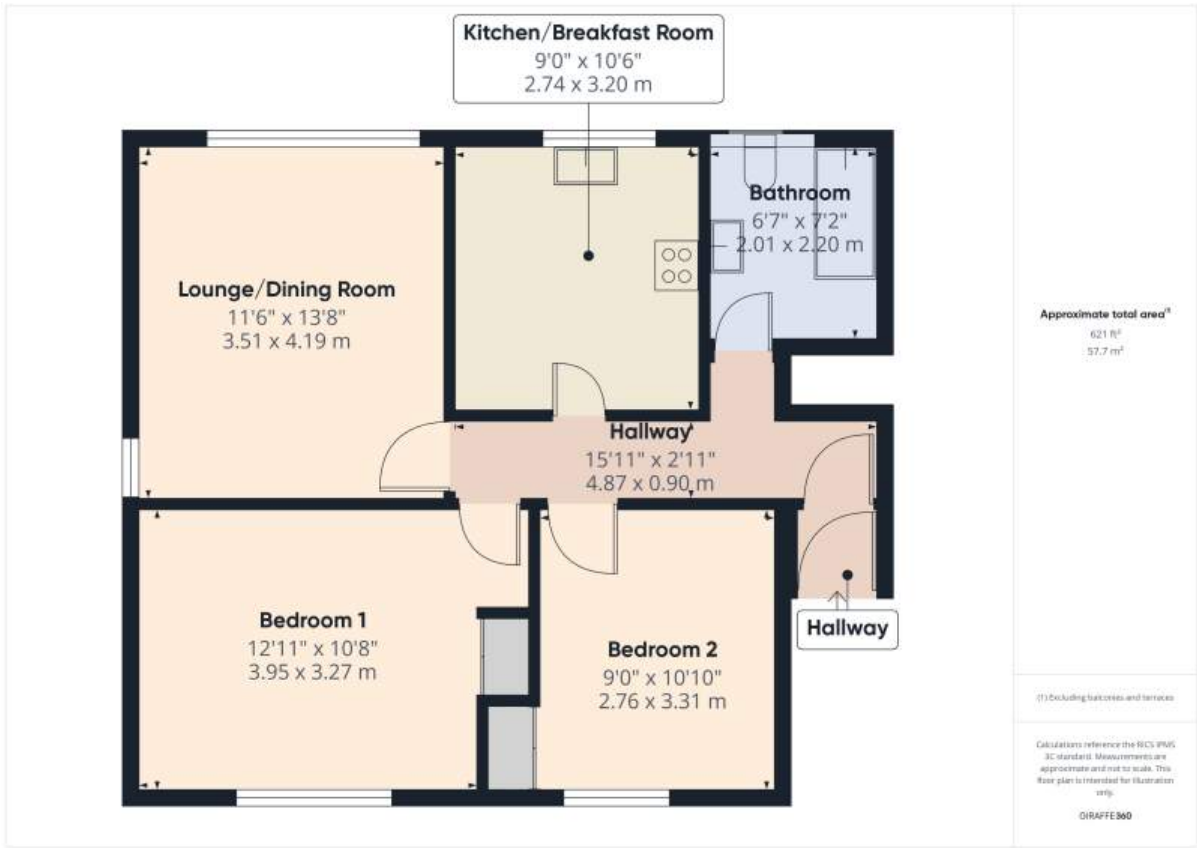
## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas


## Tenure

We are informed that the tenure is Leasehold


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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+) <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		
<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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.