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property sales & lettings

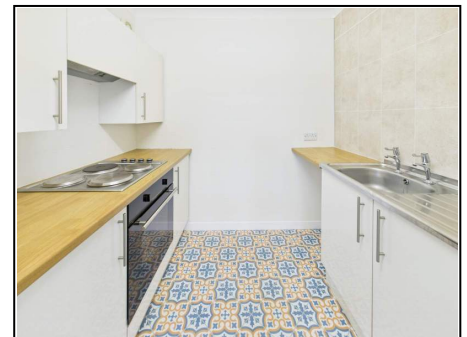
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## Homelong House Heol Hir Cardiff CF14

Guide Price £78,000



- Beautifully presented 1 double bedroom first floor 'retirement' apartment
- Enviably located in the heart of Llanishen Village
- Stylish kitchen
- Excellent size lounge/dining room
- Spacious double bedroom
- Modern easy-access shower room/wc
- Communal lounge and gardens
- Reasonable rates and charges
- Warden managed
- Not to be missed



**Ref: PRA53736**

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Enviably located and very well-maintained 1 double bedroom first floor retirement home in Llanishen Village\* Edwards and Co are delighted to offer for sale this lovely 1 bed apartment in the very popular Homelong House in Llanishen. Ideally located close to all the local amenities that the Village has to offer, it really must be viewed to be fully appreciated.

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## Entrance to property

This flat features a welcoming entrance area that opens into the communal hallway. The hallway is bright and spacious, benefiting from natural light from windows along the corridor. The flooring is carpeted, providing a warm and inviting atmosphere. The front door is made of wood, equipped with a letterbox and a secure lock, ensuring privacy and security.

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## Entrance Hallway

This internal entrance hallway features neutral painted walls and a well-maintained carpet, creating a light and welcoming atmosphere. The layout is inviting, leading towards additional rooms. Natural light filters in from a window at the far end, enhancing the spacious feel of the area. A ceiling light fixture provides illumination, while doorways connect to adjoining spaces. Storage cupboard.

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## Lounge/Dining Room

This spacious room features a neutral colour scheme with light walls and plush carpeting in a soft blue tone. The large window allows ample natural light to fill the space, enhancing the bright and airy atmosphere. The room has sufficient wall space, making it ideal for various potential layouts. Open plan to kitchen.

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## Kitchen

This compact, accessible kitchen features a well-designed layout with an emphasis on functionality. The space is characterised by a combination of white cabinetry and a warm wooden countertop, providing a modern and clean aesthetic. The flooring showcases a distinctive patterned tile design in blue and beige hues, adding visual interest to the area. The walls are finished with light-coloured tiles, enhancing the overall brightness of the room.

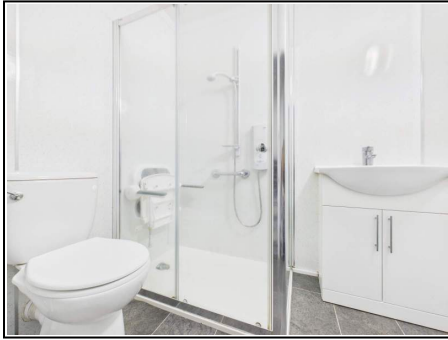
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## Bedroom

A spacious double bedroom that features a light and neutral colour scheme, creating a bright and inviting atmosphere. The room is carpeted with soft blue carpeting, providing comfort underfoot. A window offers natural light and pleasant views of the surrounding greenery. The walls are finished in a clean white, allowing for easy integration of personal style and décor.

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## Shower Room/Wc

A stylish shower room that features a modern bathroom design, characterised by a spacious shower area enclosed with transparent glass panels, allowing for a bright and open feel. The walls are finished with a light colour, enhancing the sense of space. The flooring is laid with sleek tiles that contribute to the contemporary aesthetic.

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## Communal Entrance Hall

Communal entrance with managers office and access to lounge and laundry areas. Corridor to staircase and lifts to all floors.

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## Communal Lounge

A spacious and inviting communal lounge with windows and doors opening to communal gardens and entrance way.

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## Communal Laundry

A well maintained communal laundry area with washing machines and driers.

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## Communal Gardens

Well kept and all weather outside seating area plus tended gardens.

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## Agents Opinion

This really is a very pleasant and extremely well-located 'retirement' property that offers spacious 1 bedroom accommodation in a very 'sociable' warden managed complex in Llanishen Village. Not to be missed.

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## Lease/Charges

The lease started in September 1986 of 99 years. [60 Years left]

Lancaster Brookes are the Property Management company and their Service charges this year have been in total £2643.59 [paid February & August]

The ground rent has been charged this current year as £523.93 [paid half yearly-£ 219.40 -March to August. £ 304.53 August to March]

Council Tax band C £1708p/a 2025 pricing

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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

EPC Rating:85

## Tenure

We are informed that the tenure is Leasehold



## Council Tax

Band Not Specified

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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>   | 85      | 85        | (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           | (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.