



Edwards & Co
property sales & lettings

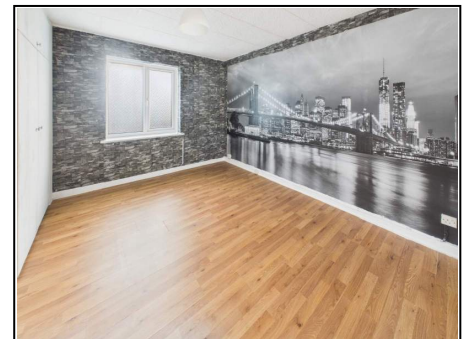
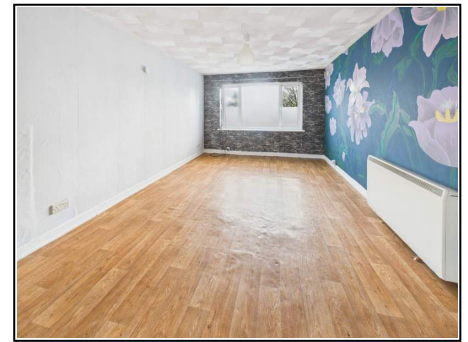
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

**Tyn-y-Parc Road
Cardiff
CF14**

Guide price £130,000



- Spacious 1 double bedroom top floor apartment
- Sizeable lounge/dining room
- Excellent size bedroom with fitted wardrobes
- Modern fitted kitchen + utility cupboard
- Bathroom
- Brightly decorated throughout
- Communal parking + single garage
- Communal gardens to front
- Ideally located for all local amenities
- Great 1st time buy or investment



Ref: PRA53751

Viewing Instructions: Strictly By Appointment Only

General Description

Ideally located and spacious 1 double bedroom second floor apartment with garage Edwards and Co are delighted to offer for sale this enviably located property situated close to both Rhiwbina and Whitchurch Village centres. The property will make an ideal first time buy or investment. NOT TO BE MISSED.



Communal Gardens

Maintained lawn area and planted border to front of property. Pedestrian and vehicular access to rear.



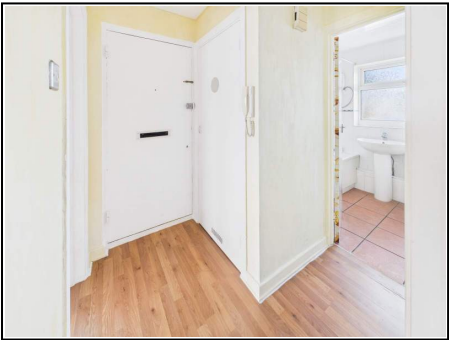
Communal Entrance

PVC doorway off car parking are into communal hallway. Stairs to first and second floor.



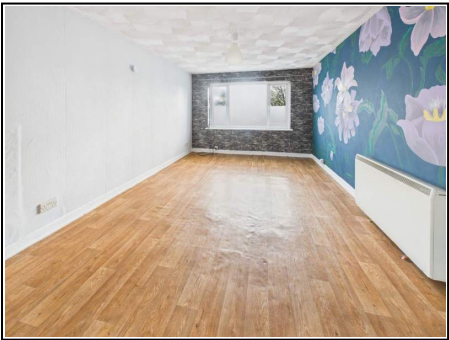
Communal Landing

Brightly decorated shared landing with one other property. Door to apartment.



Entrance Hallway

Entrance hallway with cloaks/storage cupboard and doors off to bedroom. bathroom and lounge/dining room.



Lounge/Dining Room

Spacious lounge open plan to dining area with large window overlooking the front aspect. Door off to kitchen. Electric storage heating.



Kitchen

Sizeable and fully fitted kitchen with space for freestanding appliances, window overlooking the rear aspect. Door off to utility cupboard.



Utility Cupboard

Handy utility/storage cupboard and plumbed for laundry appliance.



Bedroom

Excellent size double bedroom with modern decor and fitted wardrobes. Large window overlooking the front aspect. Electric storage heating.



Bathroom

Bathroom with 3 piece suite and electric shower over bath. Window with obscured glazing to rear aspect.



Parking

Ample communal parking are to rear of property.



Garage

Single garage with up and over door located opposite communal entrance.

Lease/Charges

We are awaiting confirmation of lease length and service charges.

Agents Opinion

This really is a very well-located and sizeable double bedroom apartment situated in a popular apartment block close to all local amenities, M4 and City centre links. Must be viewed to be fully appreciated.

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.

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.

Services

Mains Electric, Mains Drainage, Mains Water

EPC Rating:67

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band C



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			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.

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.