



Edwards & Co
property sales & lettings

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**Tatham Road
Cardiff
CF14**

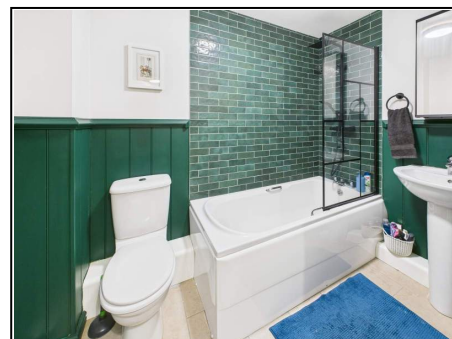
£180,000



- Modern First Floor 2 bedroom apartment
- Superb open plan living/kitchen/dining area
- 2 spacious double bedrooms
- En-suite shower/wc room to bedroom 1
- Spacious modern family bathroom
- Very well presented throughout
- Allocated parking space
- Lengthy lease remaining
- Excellent City centre and M4 links
- Ideal first time buy or down-sizer

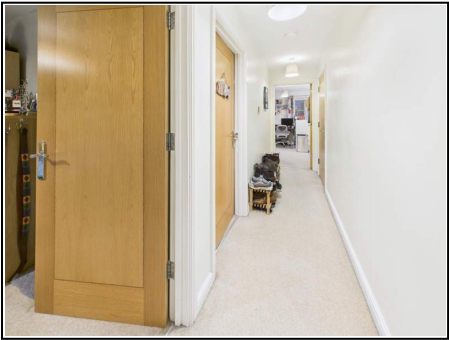
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Viewing Instructions: Strictly By Appointment Only



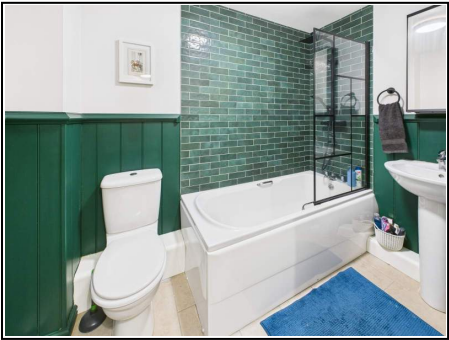
General Description

A very well located and spacious 2 double bedroom first floor apartment in Llanishen Edwards & Co are delighted to offer for sale this well presented first floor property located close to a range of local amenities and within easy reach of Cardiff City centre and M4 links. The property has recently been renovated to a high standard and early viewing's are recommended.



Hallway

This spacious hallway features a light and neutral colour scheme, offering easy access to all rooms with an open-plan living/kitchen area to the rear.



Bathroom

This stylish bathroom features a combination of modern design and traditional elements. The walls are adorned with bespoke green panelling, complemented by a striking mosaic of green tiles that extends across one wall, adding a contemporary touch.



Living Area

This spacious living area features a neutral colour palette and ample natural light, enhanced by large double doors. The room is designed with a comfortable flow, making it ideal for both relaxation and entertainment.



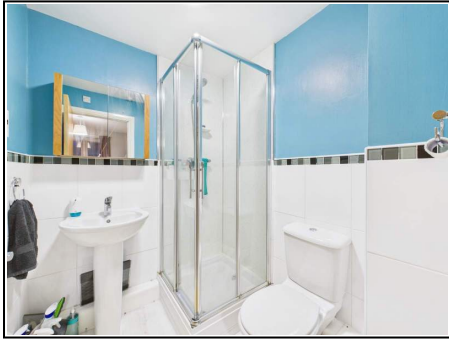
Kitchen

This kitchen features a modern layout with smooth white cabinetry and dark countertops. The space is designed for functionality, providing ample storage and preparation areas. The flooring is tiled, offering durability and ease of maintenance. Natural light is maximised through a window, contributing to a bright atmosphere.



Bedroom 1

This spacious room features two-tone walls, with one side painted in a vibrant yellow and the other in a soft grey. It benefits from natural light, courtesy of a well-placed window with curtains.



En Suite Shower Room to Bedroom 1

This bathroom features a sleek design with a combination of blue and white walls. It includes a modern shower area enclosed with glass doors, providing a spacious feel. The flooring is light and complements the overall aesthetic. There is a mirrored element above the sink, enhancing the sense of light in the room.



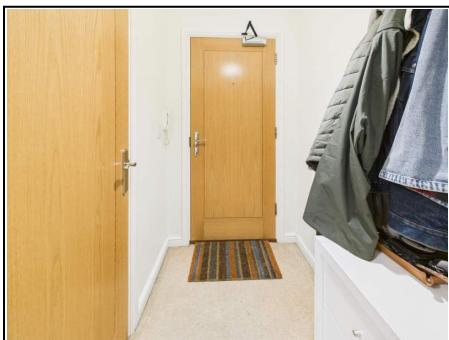
Bedroom 2

This well-proportioned room benefits from natural light, featuring a window adorned with curtains. The walls are painted in a neutral tone, contributing to a light and airy atmosphere. The room's layout allows for versatile use, making it suitable for various activities.



Entrance to property

Solid wooden door leading to the entrance hallway of the property



Entrance Hallway

This spacious corridor features a neutral colour scheme, creating a bright and inviting atmosphere. The layout allows for easy movement and access to various rooms.



Front & Entrance

This well-maintained four-storey apartment building features a red-brick exterior. The communal entrance is accessible from the residential parking area.



Allocated Parking

A parking space is allocated to the fore of the property.

Agents Opinion

This well presented spacious first floor flat is perfectly suitable for a first time buyer. The property is very well situated in very close proximity to all local amenities and travel links into the city centre. Early viewings are strongly advised.

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, Mains Gas

EPC Rating:83

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			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	83	83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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.