

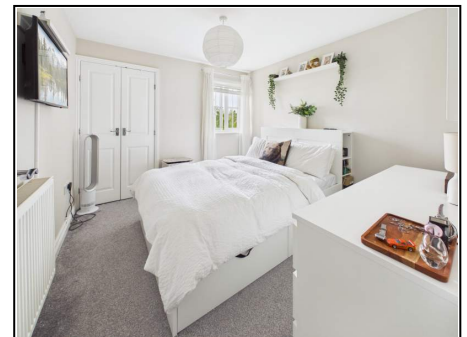


Edwards & Co
property sales & lettings

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Waun Ddyfal
Cardiff
CF14

Guide Price £210,000



- Modern and ideally located 2 double bedroom apartment
- Spacious open-plan living/kitchen/dining area
- 2 excellent size double bedrooms
- Stylish bathroom
- Very well presented and maintained throughout
- Parking and communal gardens
- Lengthy lease of 104+ years - reasonable service charge
- Excellent road and rail links for City centre
- Ideal first time buy or down-sizer
- NOT TO BE MISSED - CALL TODAY

Ref: PRA53869

Viewing Instructions: Strictly By Appointment Only

General Description

Superbly presented and enviably located 2 double bedroom apartment in The Heath, Cardiff Edwards and Co are delighted to offer for sale this spacious and modernised apartment. The property offers excellent size accommodation with open-plan living/kitchen/dining area and 2 excellent size bedrooms. The property further benefits from a secure entry system and parking. NOT TO BE MISSED.



Communal Entrance

Covered entrance with security entry system and post boxes.



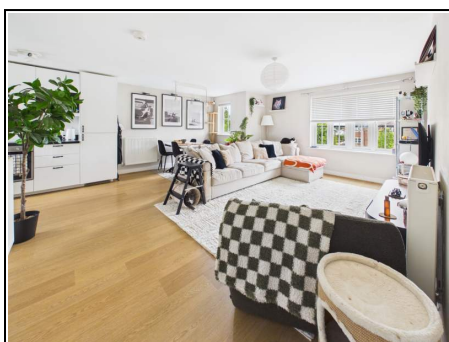
Communal Hallway

Well-maintained and brightly decorated communal hallway and staircases to all floors.



Entrance Hallway

Bright, spacious and welcoming entrance hallway with doors off to bedrooms, bathroom and main living area.



Kitchen/Living/Dining Room

A truly excellent size main living area with space for dining and lounging furniture and open plan to kitchen.



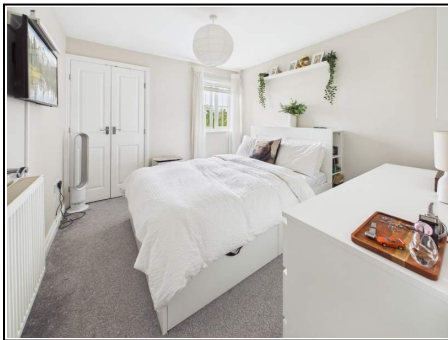
Kitchen

As depicted with ample storage, electric hob and over, integrated fridge freezer, sink and drainer.



Living/dining area

As depicted.



Bedroom 1

Brightly decorated and well-presented double bedroom with window and built in storage/wardrobes.



Bedroom 2

Bedroom 2 is another excellent size double bedroom. Modern decor and window to side.



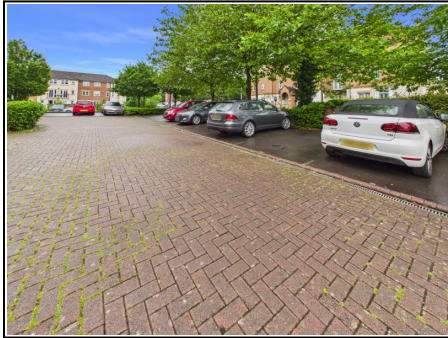
Bathroom

Spacious bathroom with 'D' shaped bath with shower over and glass shower screen, close coupled w/c and wash hand basin.



Garage

Integral garage with up and over garage door. Private parking space for 1 vehicle outside garage.



Parking Area

Communal parking area to front and side of property.

Agents Opinion

This really is an ideal first time buy, rental investment or down-sizer property, enviably located close to all the wonderful amenities the area has to offer. The property offers spacious accommodation together with garage, parking and lengthy lease remaining. Not to be missed.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Lease / Charges

Flat has 125yr lease from 1st jan 2005
Garage 999yr from 1st jan 2005
Service charge - £1260 every 6 months in June & Jan

Lease / Charges

We are informed that there are approximately 104 years remaining on the lease and there is a service charge of £2520 per annum paid in 2 installments. There is the remainder of a 999 year lease on the garage from 2005. All details need to be verified legally prior to sale.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:79

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.