



Edwards & Co
property sales & lettings

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**Clos Hendre
Cardiff
CF14**

POA



- Much-loved 2 bed ground floor maisonette
- Modern and stylish kitchen
- 2 excellent size double bedrooms
- Spacious lounge/dining room
- Accessible shower room/wc
- Very well-presented throughout
- Allocated front and rear gardens
- Garage
- We have been informed there are 35 years left on the lease
- MUST BE VIEWED - Cash buyers only

Ref: PRA53726

Viewing Instructions: Strictly By Appointment Only



General Description

Much-loved 2 double bedroom ground floor maisonette in Rhiwbina.
Edwards and Co are delighted to offer for sale this spacious and ideally-located property in Clos Hendre. The property offers well-presented ground-floor accommodation, allocated gardens and a garage. Not to be missed.



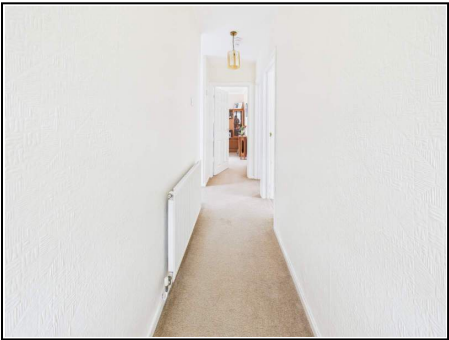
Front Garden

This property features a well-maintained outdoor area, comprising a lawn surrounded by a variety of shrubs and trees.



Entrance Porch

This entrance porch boasts an elongated layout and large windows that highlight the natural light. It offers convenient access through two doorways—one leading to the kitchen and the other to the main hallway of the property. Additional storage.



Entrance Hallway

This hallway features a neutral colour scheme and a carpeted floor, with the layout allowing for access to multiple rooms in the property. Storage/Cloaks cupboards.



Lounge/Dining Room

This living room boasts a large window that provides ample natural light and offers views of the garden outside. The room features neutral wall tones, and a carpeted flooring.



Kitchen

This kitchen features the large window allowing for natural light providing a view of the outdoors. The space includes a doorway leading to the entrance porch of the property enhancing accessibility. The overall design promotes a practical and inviting environment for cooking and dining activities.



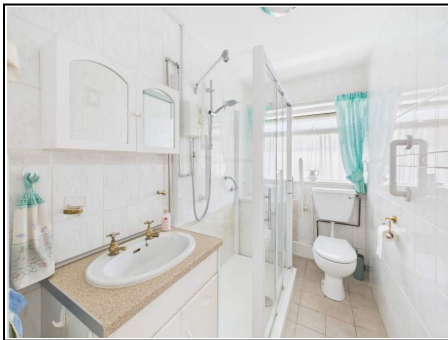
Bedroom 1

This bedroom features a large window that allows ample natural light to fill the space. The walls are decorated in soft, neutral tones, the floor is carpeted, and built-in wardrobe space.



Bedroom 2

This room is filled with natural light coming through the window. The walls are finished in a soft hue, creating a warm ambiance. The flooring is carpeted, adding a layer of comfort.



Shower Room/Wc

This bathroom features a layout with a spacious shower area. The walls are tiled, providing a clean and modern appearance. Natural light is accessible through the windows, and the flooring is tiled, ensuring easy maintenance.



Rear Garden

This well-maintained garden area features a manicured lawn surrounded by hedges and shrubs with a small paving area. Access to the property is straightforward, with a convenient layout that connects seamlessly to the surrounding environment.



Patio Terrace

This outdoor space features a level lawn area bordered by trimmed hedges and established greenery. The patio area is laid with stone slabs, providing a solid foundation for outdoor activities.



Garage

A single garage to the left of the property. Looking at the block of 6, it is the third from the right.

Agents Opinion

This is a much-loved, spacious, and well-presented property in an enviable location. Although only a relatively short lease remains, this can be extended via separate negotiation with the ground Landlord, Coffins. We can explain the procedure if required. Must be seen 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, Mains Gas

EPC Rating:65

Tenure



We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



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			(81-91) B		
(69-80) C		72	(69-80) C		
(55-68) D	65		(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.