



**Edwards & Co**  
property sales & lettings

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Heol Llanishen Fach  
Cardiff  
CF14

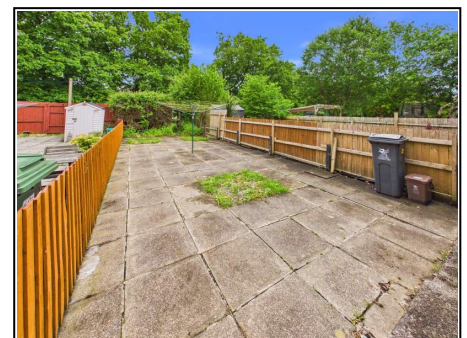
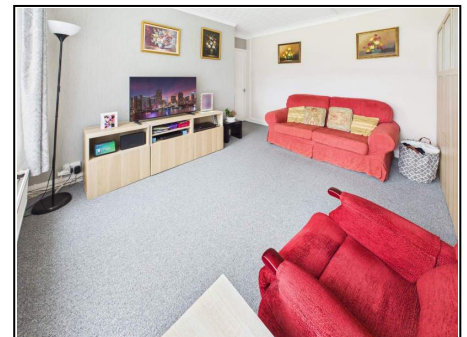
Guide Price £210,000 - £215,000



- Ideally located and very well presented 2 bed g/floor maisonette
- 2 excellent size double bedrooms
- Modern fully fitted kitchen
- Spacious lounge/dining room
- Well presented shower room/wc
- Private gardens to front and rear + garage
- Conveniently located for all local amenities in Rhiwbina
- Lengthy lease of approx. 125 years remaining (tbc)
- MUST BE VIEWED TO BE FULLY APPRECIATED
- IDEAL FIRST TIME BUY OR DOWN-SIZER

Ref: PRA53862

Viewing Instructions: Strictly By Appointment Only



## General Description

\*GUIDE PRICE £210,000 TO £215,000 - Beautifully presented and ideally located two double bedroom ground floor maisonette in Rhiwbina\* Edwards & Co are delighted to offer for sale this perfectly located and spacious two bedroom property. The property provides sizeable ground floor accommodation and consists of a spacious and bright lounge/ dining room, two double bedrooms, a good size shower room/wc, low maintenance and very sizeable rear garden and garage. This property is in an excellent location close to all the local amenities that Rhiwbina and Llanishen Fach provide and is only a short travelling distance to the A470 and M4 motorway. The property has a healthy 125 years left on the lease. Early Viewings Advised!

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### Front Garden

Deep fronted garden with a pathway leading to the side of the property and front entrance..

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### Entrance to property

The property is accessed through a well maintained entrance porch. Access to the garden is along the side of the property.

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### Entrance Porch

This bright and spacious entrance porch is a useful space which leads to the property. Additionally, there is a storage area to the side.

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### Hallway

A well presented hallway leading to the living room, bedrooms, bathroom and kitchen. Furthermore there is a useful storage cupboard.

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## Lounge/Dining Room

Spacious and well presented living room with a large window to the front aspect. Carpeted. Ample space for a lounge suite and dining table if desired.

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## Kitchen

Modern, recently fitted and beautifully presented kitchen with large window overlooking the front aspect.

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## Kitchen Second Angle

The kitchen comprises of ample base and eye level units with worktop space, 1 and a half bowl sink drainer unit, gas hob with extractor fan, double oven and airing cupboard with radiator to the side.

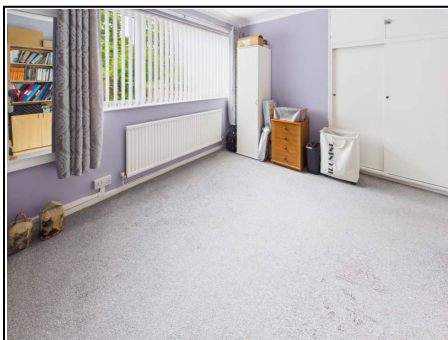
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## Bedroom 1

Well proportioned and stylishly presented main bedroom with a large window overlooking the rear aspect. There are fitted wardrobes providing for useful storage options.

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## Bedroom 2

Another spacious double bedroom with a large window overlooking the rear aspect. There are fitted wardrobes providing for useful storage.

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## Shower Room

Partly tiled shower room with wash hand basin with mixer tap set in a vanity unit. A WC and shower cubicle. Window with obscured glazing to front aspect.

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## Rear Garden

Sizeable, mainly paved, southerly facing rear garden accessed from the side of the property with clear and defined fenced boundaries.

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## Rear Garden Second Angle

As depicted.

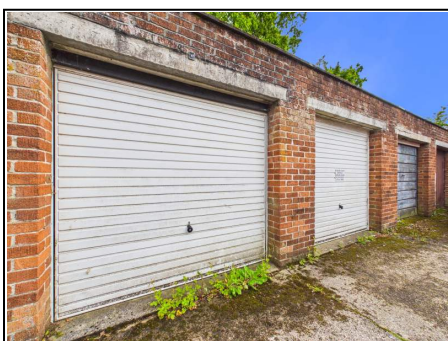
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## Rear Garden Third Angle

AS depicted.

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## Garage

The property benefits from a garage conveniently located in the block to the rear of the property.

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## Lease / Charges

Lease Length: We are informed that there are approximately 125 years left on the lease (to be confirmed).  
Ground Peppercorn Rent.

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## Agents Opinion

This fabulous ground floor maisonette is set in an enviable location close to all the local amenities that Heol Llanishen Fach and Rhiwbina have to offer. The property is well presented with a long lease which makes it ideal for both first time buyers and down-sizers alike. The property is very well presented and early viewings are advised!

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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, Mains Gas

EPC Rating:67

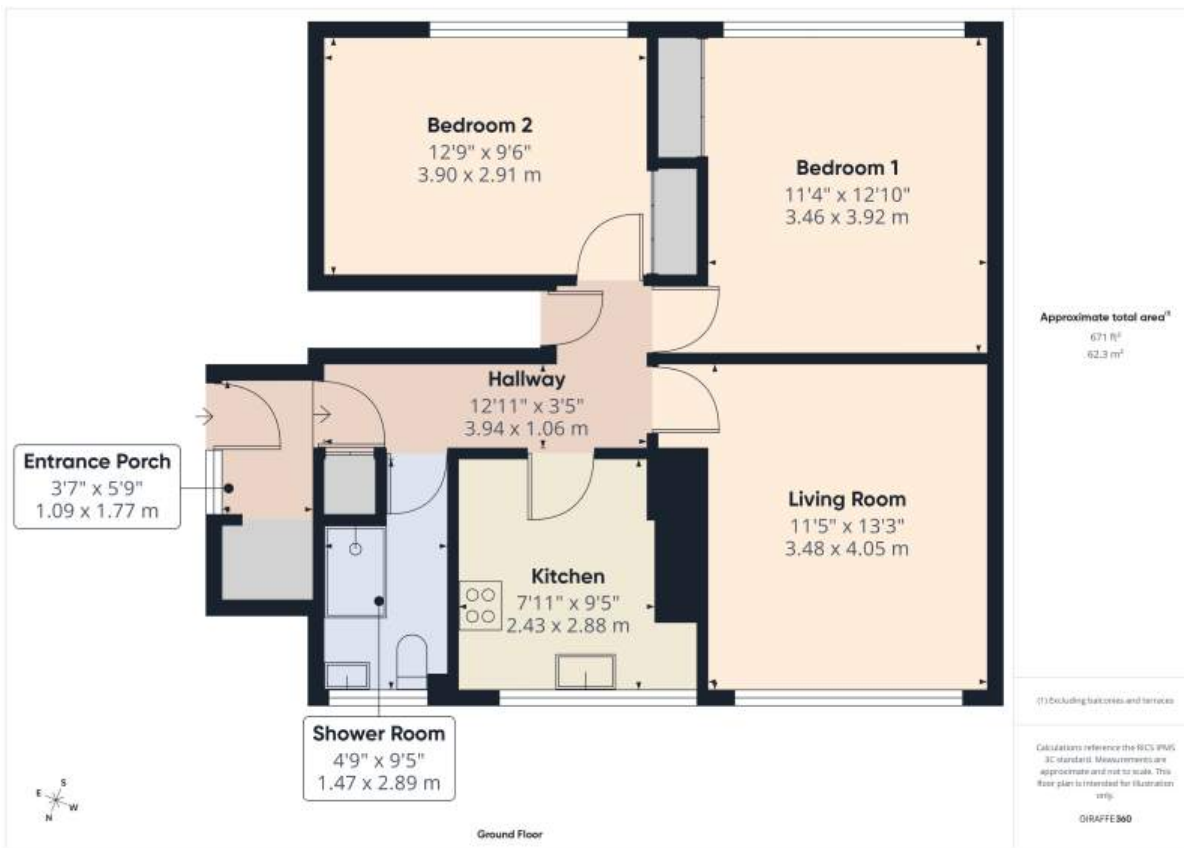
## Tenure

We are informed that the tenure is Leasehold

## Council Tax


Band C

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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

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.