



Edwards & Co
property sales & lettings

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Llanishen Court
Llanishen
Cardiff
CF14

Guide price £175,000



- Spacious and well presented 2 bedroom second (top) floor apartment
- Modern open plan kitchen/dining room
- Excellent size living room
- 2 Spacious double bedrooms
- Well presented Bathroom with shower and wc
- Advised 170+ years left on the lease
- Allocated parking space + communal gardens
- Conveniently located to all local amenities in Llanishen
- Ideal for first time buyers
- EARLY VIEWINGS ADVISED!

Ref: PRA53838

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented and Ideally located 2 double bedroom second floor apartment in Llanishen Edwards and Co are delighted to offer for sale this spacious property that is within walking distance to Llanishen village centre which provides for all local amenities. The property has 2 sizeable double bedrooms, a modern open plan kitchen/dining room, spacious living room, bathroom with a shower unit and a very large storage cupboard accessed from the entrance hallway. The property offers well proportioned second floor accommodation together with allocated gardens and allocated parking area. EARLY VIEWINGS ADVISED!



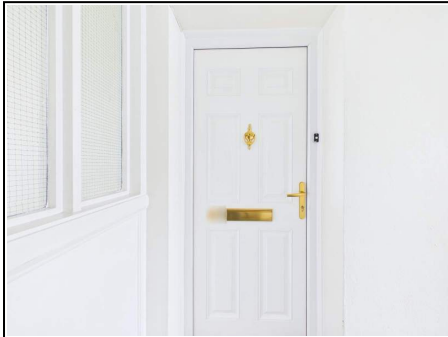
Communal Entrance

A well maintained communal entrance with intercom system and stairs leading to accommodation.



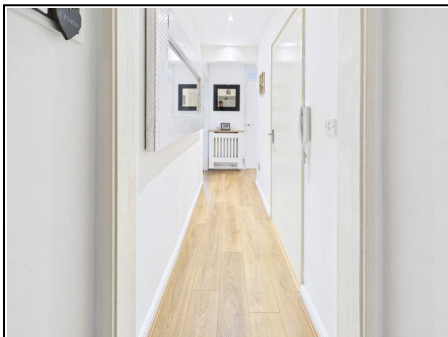
Communal Landing

Communal landing with door leading to second floor.



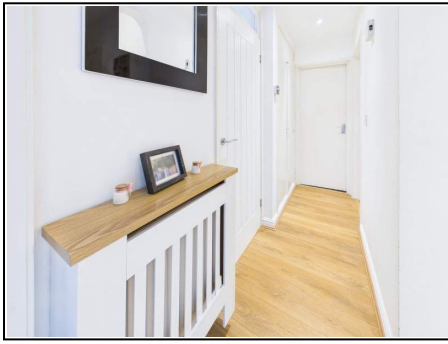
Entrance to property

A well maintained door leading into the property



Hallway

The well presented hallway leads into the property with doors leading to the accommodation, kitchen/dining room and bathroom. Additionally there is a door that leads to the sizeable storage cupboard that provides for useful loft access.



Hallway Second Angle

As described leading to the accommodation and bathroom.



Kitchen/Dining Room

This spacious and open-plan kitchen/dining room. The kitchen is well presented with ample workspace with base and eye level units. There is a single bowl sink drainer unit. The flooring consists of a combination of laminate and tiled surfaces, providing both aesthetic appeal and practicality. Large windows allow ample natural light.



Kitchen

As described.



Dining Area

As described.



Living Room

Approached from the kitchen/dining area, the living room is very spacious with ample light provided from the large window to the side aspect.



Additional Picture

As described.



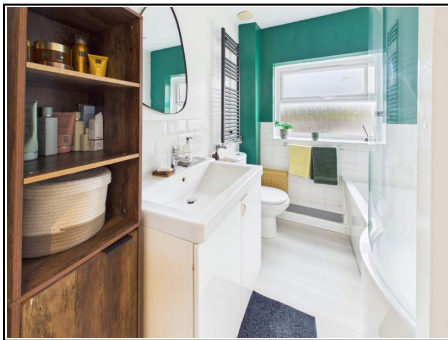
Bedroom 1

Bedroom 1 provides for a spacious double bedroom with a large window to the front aspect.



Bedroom 2

Bedroom 2 is another sizeable double bedroom with a large window to the front aspect.



Bathroom

A well presented bathroom. The bathroom consists of a WC, wash hand basin set in a vanity unit and a bath with shower screen and shower unit. There is also a large window to the side aspect

Lease/Charges

Lease Length: Over 170 years remaining.
Ground Rent: Peppercorn ground rent.

Agents Opinion

This property is truly a great opportunity for a first time buyer being well presented and providing for spacious accommodation and living space with the advantage of off-road parking. Furthermore, the village of Llanishen provides for all local amenities and is within a very short walking distance. All in all this is a property that must be viewed early

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.

Communal Garden

The property benefits from a communal garden to the rear aspect. Furthermore the property benefits from it's own allocated parking space.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:67

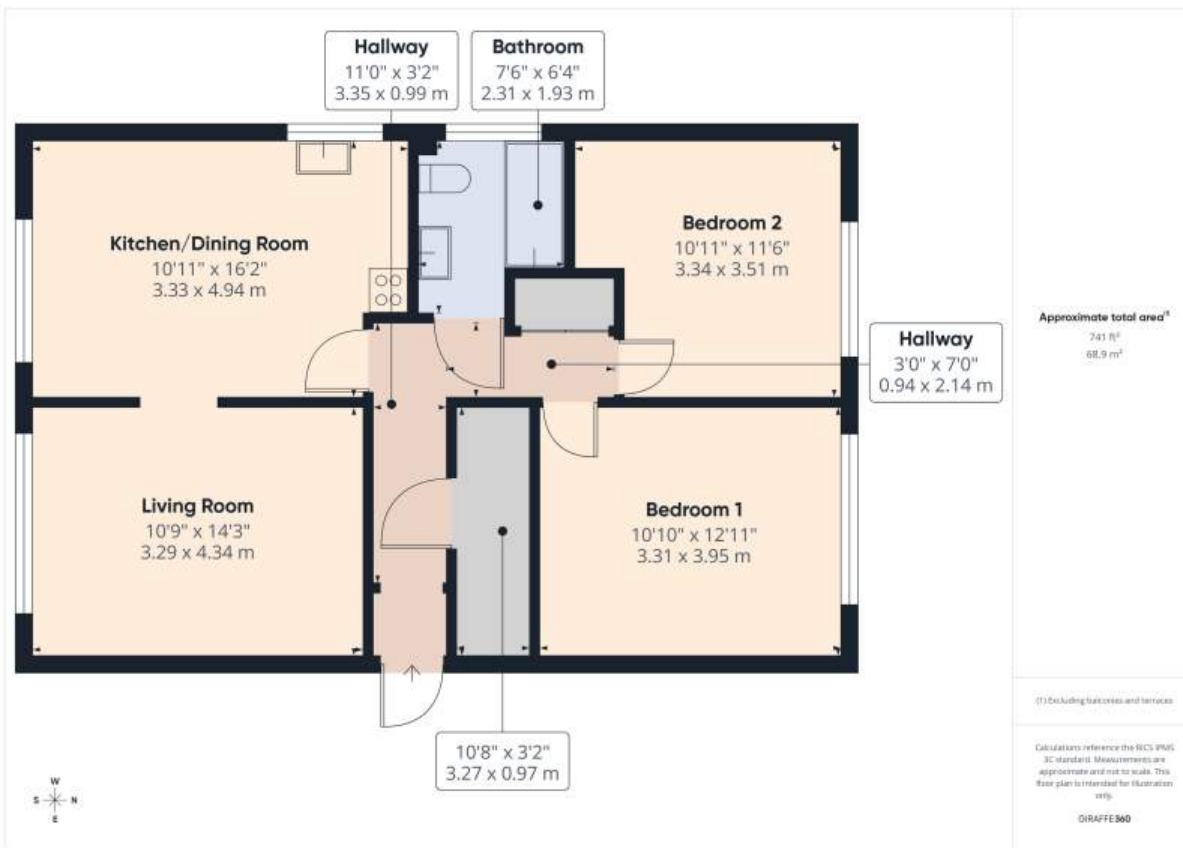
Tenure

We are informed that the tenure is Leasehold

Council Tax


Band C





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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.