



Edwards & Co
property sales & lettings

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Heol Lewis
Rhiwbina
Cardiff
CF14

Guide Price £175,000 to £185,000



- 2 double bedroom ground floor flat
- Spacious living room
- Well maintained kitchen
- Modern and well presented bathroom
- Bright fitted Kitchen
- Communal parking area + communal garden
- Within close proximity all the local amenities that Rhiwbina has to offer.
- First class school catchment area
- NO UPWARD CHAIN!
- MUST BE VIEWED



Ref: PRA53892

Viewing Instructions: Strictly By Appointment Only

General Description

*GUIDE PRICE £175,000 To £185,000 *Spacious 2 double bedroom ground floor flat in Rhiwbina* Edwards and Co are delighted to offer for sale this well maintained property in a very sought after location. The property is within a short walk to many local amenities on Heol Llanishen Fach and a short distance away from all the amenities Rhiwbina has to offer. The ground floor flat offers great living space with 2 sizeable double bedrooms and a large living room with a modern bathroom and spacious kitchen. The property benefits from a first class catchment for Welsh and English primary and secondary school and is within short distance to the A470 leading in an out of Cardiff city centre and beyond. The property is sold with no onward chain and early viewing are advised.



Communal Entrance

The flat is approached through a communal entrance hall with a door to the rear communal garden. Pathway going to side of property.



Communal Entrance Hall

Well maintained communal entrance hall with tiled floor and obscured double glazed windows to front and rear aspect. Doors to the front aspect, rear communal garden and ground floor accommodation. Stairs leading to further accommodation.



Entrance To Property

Well maintained front door leading to property. 2 obscured double glazed windows.



Hallway

Bright hallway with doors leading to bedrooms, living room, bathroom and kitchen. Useful storage cupboard, carpeted flooring and spotlights.



Hallway Second Angle

As depicted.



Kitchen

Well maintained modern kitchen with ample base and eye level units, 1 and a half bowl sink drainer unit with mixer tap and splashbacks. Gas hob with extractor fan over and oven.



Kitchen Second Angle

Spotlights, wood effect laminate flooring and large double glazed window overlooking communal garden area.



Kitchen Third Angle

As depicted.



Living Room

Spacious living room with large double glazed windows to the front aspect. Carpeted flooring and wooden mantelpiece.



Living Room Second Angle

As depicted.



Bedroom 1

Bedroom 1 provides for a well proportioned double bedroom with a large window to the front aspect and carpeted flooring.



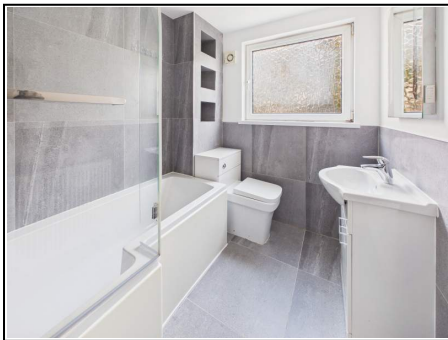
Bedroom 2

Bedroom 2 provides for another sizeable double bedroom with a large window overlooking the communal garden. Carpeted flooring.



Bedroom 2 Second Angle

As depicted.



Bathroom

Modern family bathroom with 3 piece suite and shower over the bath. Part tiled and part painted walls, tiled flooring. Window with obscured glazing to side aspect.



Bathroom Second Angle

As depicted.



Rear Garden

Pleasant garden partly laid to lawn with patio areas and walkway to communal parking area and garages. Mature shrubbery and door to communal entrance hall.



Rear Garden Second Angle

As depicted.



Front Garden

Well maintained private front garden belonging to the flat. Mainly laid to lawn with mature shrubbery ensuring privacy.



Communal Parking Area

As depicted.

Lease/Charges

86 years lease length
Service Charge = £70 per month

Ground Rent = £18 per annum
Building Insurance = £289.48 per annum

Agents Opinion

This ground floor flat is a great property in a ideal area. The property is well situated to a primary school and local amenities with great transport links. The property itself is sold with no onward chain and has been well maintained with 2 spacious bedrooms and a great living room. This is not one to be missed.

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 Gas, Mains Electric, Mains Water, Mains Drainage

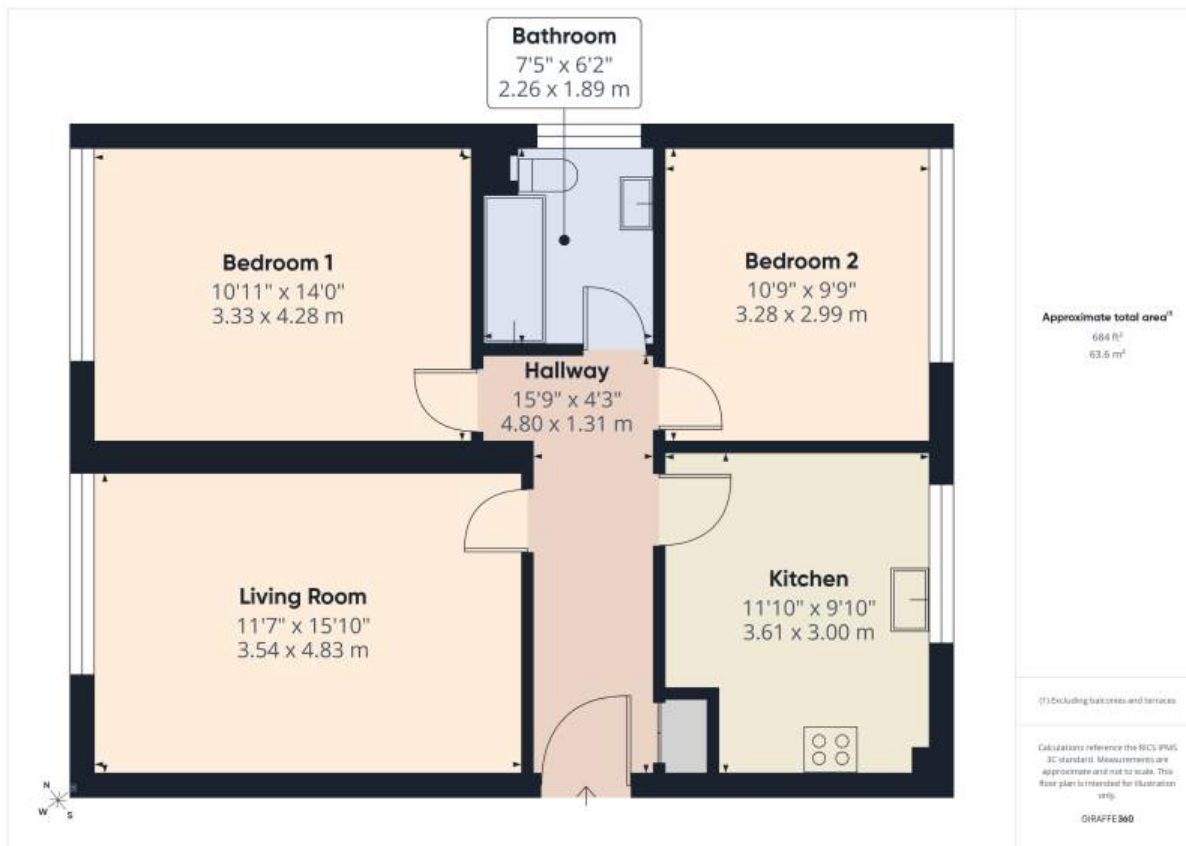
EPC Rating:66

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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.